

Alan Au 9367 7044 0432 716 822 aau@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

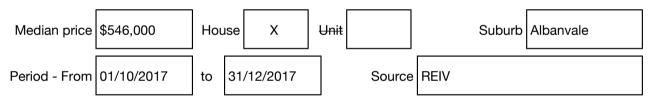
3 Sutherland Street, Albanvale Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$615,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	30 Jackson Cirt ALBANVALE 3021	\$600,000	08/12/2017
2	144 Opie Rd ALBANVALE 3021	\$577,000	27/09/2017
3	29 Wintersun Dr ALBANVALE 3021	\$575,000	18/12/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Alan Au 9367 7044 0432 716 822 aau@barryplant.com.au

Indicative Selling Price \$615,000 Median House Price December quarter 2017: \$546,000

Comparable Properties

	30 Jackson Cirt ALBANVALE 3021 (REI/VG) 3 2 2 2 Price: \$600,000 Method: Private Sale Date: 08/12/2017 Rooms: - Property Type: House Land Size: 565 sqm approx	Agent Comments
	144 Opie Rd ALBANVALE 3021 (REI/VG) a 3 a 1 a 2 Price: \$577,000 Method: Private Sale Date: 27/09/2017 Rooms: 4 Property Type: House Land Size: 544 sqm approx	Agent Comments
Roy White	29 Wintersun Dr ALBANVALE 3021 (REI/VG) 3 1 2 Price: \$575,000 Method: Private Sale Date: 18/12/2017 Rooms: 4 Property Type: House Land Size: 627 sqm approx	Agent Comments

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