

Flo Carreon 0416 231 254 fcarreon@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	90 Leonard Avenue, St Albans Vic 3021
Including suburb and	
postcode	

Indicative selling price

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

Single price \$559,000

Median sale price

Median price	\$460,000	Hou	se	Unit	х	Sub	urb	St Albans
Period - From	01/01/2018	to	31/03/2018		Source	REIV		

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.

Add	dress of comparable property	Price	Date of sale
1	2/110 Biggs St ST ALBANS 3021	\$550,000	15/04/2018
2	39 Fox St ST ALBANS 3021	\$540,000	16/04/2018
3	42a Vincent Av ST ALBANS 3021	\$540,000	09/12/2017

OR

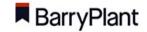
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$559,000 Median Unit Price March quarter 2018: \$460,000





Rooms:

Property Type: Land Land Size: 335 sqm approx

Agent Comments

Comparable Properties



2/110 Biggs St ST ALBANS 3021 (REI)

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Price: \$550,000 **Method:** Private Sale **Date:** 15/04/2018

Rooms: 5

Property Type: Unit

Land Size: 250 sqm approx

Agent Comments



39 Fox St ST ALBANS 3021 (REI)

= 3



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Price: \$540,000 Method: Private Sale Date: 16/04/2018 Rooms: 5

Property Type: House (Res) **Land Size:** 350 sqm approx

Agent Comments



42a Vincent Av ST ALBANS 3021 (REI/VG)

--3



63 1

Price: \$540,000 **Method:** Private Sale **Date:** 09/12/2017

Rooms: -

Property Type: Unit

Land Size: 309 sqm approx

Agent Comments

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