

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 Including suburb and postcode

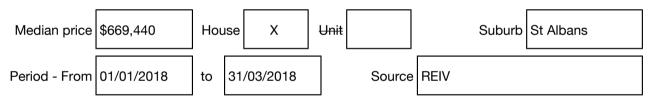
2 Horham Court, St Albans Vic 3021

Indicative selling price

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

Single price \$589,000

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	27 Chelmsford Cr ST ALBANS 3021	\$595,000	15/04/2018
2	3 Joyce CI ST ALBANS 3021	\$590,000	12/12/2017
3	9 Nadur Ct ST ALBANS 3021	\$580,000	03/03/2018

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. 2 Horham Court, St Albans Vic 3021



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Rooms: Property Type: House Land Size: 610 sqm approx Agent Comments Indicative Selling Price \$589,000 Median House Price March quarter 2018: \$669,440

Comparable Properties

27 Chelmsford Cr ST ALBANS 3021 (REI)	Agent Comments
Price: \$595,000 Method: Private Sale Date: 15/04/2018 Rooms: 5 Property Type: House (Res) Land Size: 580 sqm approx	
3 Joyce CI ST ALBANS 3021 (REI/VG) 3 1 2 3 1 2 3 Price: \$590,000 Method: Private Sale Date: 12/12/2017 Rooms: 4 Property Type: House (Res) Land Size: 582 sqm approx	Agent Comments
9 Nadur Ct ST ALBANS 3021 (REI) 3 2 2 2 Price: \$580,000 Method: Auction Sale Date: 03/03/2018 Rooms: - Property Type: House	Agent Comments

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