

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	1 Fernhill Court, Albanvale Vic 3021
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Indicative selling price

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

Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$535,000	House	X	Unit		Suburb	Albanvale
Period - From	01/04/2017	to	30/06/2017	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.

	Address of comparable property	Price	Date of sale
1	4 Oakwood Rd ALBANVALE 3021	\$572,000	17/06/2017
2	39 Wintersun Dr ALBANVALE 3021	\$567,000	23/09/2017
3	17 Evergreen Av ALBANVALE 3021	\$557,000	25/06/2017

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.~~

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

Indicative Selling Price

\$550,000 - \$600,000

Median House Price

June quarter 2017: \$535,000



 3  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 546 sqm approx

Agent Comments

Comparable Properties



4 Oakwood Rd ALBANVALE 3021 (REI/VG)

Agent Comments

 3  1  3

Price: \$572,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 614 sqm approx



39 Wintersun Dr ALBANVALE 3021 (REI)

Agent Comments

 4  1  3

Price: \$567,000

Method: Sold Before Auction

Date: 23/09/2017

Rooms: 5

Property Type: House (Res)



17 Evergreen Av ALBANVALE 3021 (REI/VG)

Agent Comments

 4  1  -

Price: \$557,000

Method: Private Sale

Date: 25/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 520 sqm approx