

Flo Carreon 0416 231 254 fcarreon@barryplant.com.au

Indicative Selling Price \$420,000 - \$462,000 **Median Unit Price** Year ending March 2017: \$362,500



Rooms:

Property Type: Unit Land Size: 250 sqm **Agent Comments**

Comparable Properties



2 Tanunda Mews ST ALBANS 3021 (REI)

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Price: \$450,000 Method: Private Sale Date: 26/04/2017 Rooms: 5

Property Type: House (Res) Land Size: 200 sqm

3

2/59 Perrett Av ST ALBANS 3021 (REI)



Agent Comments

Land 308m2

Agent Comments

Price: \$438.000 Method: Auction Sale Date: 08/04/2017 Rooms: -

Property Type: Unit



2/64 Leonard Av ST ALBANS 3021 (REI/VG)



Agent Comments

Price: \$422,000 Method: Private Sale Date: 16/02/2017 Rooms: 4

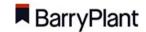
Property Type: Unit Land Size: 250 sqm

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





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	5/38 Magnolia Street, St Albans Vic 3021

Indicative selling price

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

Range between	\$420,000	&	\$462,000
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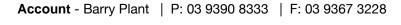
Median sale price

Median price	\$362,500		Unit X	Su	ıburb	St Albans
Period - From	01/04/2016	to	31/03/2017	Source	REIV	,

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2 Tanunda Mews ST ALBANS 3021	\$450,000	26/04/2017
2/59 Perrett Av ST ALBANS 3021	\$438,000	08/04/2017
2/64 Leonard Av ST ALBANS 3021	\$422,000	16/02/2017







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