



 3    1    1

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

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

## Comparable Properties



**2 Tanunda Mews ST ALBANS 3021 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 26/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 200 sqm



**2/59 Perrett Av ST ALBANS 3021 (REI)**

**Agent Comments**

Land 308m2

 3    2    1

**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**

 2    1    1

**Price:** \$422,000  
**Method:** Private Sale  
**Date:** 16/02/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 250 sqm

## 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

5/38 Magnolia Street, St Albans Vic 3021

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000

&

\$462,000

#### Median sale price

Median price \$362,500

Unit X

Suburb 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