

## 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

10 MAGNUS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$692,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

### 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 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 68 WALMER AVENUE ST ALBANS VIC 3021  | \$695,000 | 21-Jul-22 |
| 18 BUTLER STREET ST ALBANS VIC 3021  | \$637,000 | 13-Aug-22 |
| 103 CONRAD STREET ST ALBANS VIC 3021 | \$691,500 | 11-Mar-22 |

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 6 months.~~

This Statement of Information was prepared on: 05 September 2022



**68 WALMER AVENUE ST ALBANS  
VIC 3021**

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date

**21-Jul-22**

 3  2  1

Distance

**1.92km**



**18 BUTLER STREET ST ALBANS VIC  
3021**

Sold Price

<sup>RS</sup> **\$637,000**

Sold Date

**13-Aug-22**

 3  1  1

Distance

**2.5km**



**103 CONRAD STREET ST ALBANS  
VIC 3021**

Sold Price

**\$691,500**

Sold Date

**11-Mar-22**

 2  1  1

Distance

**2.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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