

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

88 MAGNOLIA STREET ST ALBANS VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Aug 2023

to

31 Jul 2024

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

10 BRANSTON ROAD ST ALBANS VIC 3021	\$635,000	25-Jul-24
11 LINDSEY ROAD ST ALBANS VIC 3021	\$615,000	20-Mar-24

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.

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Alan Cuong Au
P (03) 9367 7044
M 0432 716 822
E aaau@barryplant.com.au



**10 BRANSTON ROAD ST ALBANS
VIC 3021**

 3  2  -

Sold Price

^{RS} **\$635,000**

Sold Date

25-Jul-24

Distance

0.15km



**11 LINDSEY ROAD ST ALBANS VIC
3021**

 3  2  2

Sold Price

\$615,000

Sold Date

20-Mar-24

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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