

## 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

69 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Land

Suburb

St Albans

Period-from

01 Mar 2019

to

29 Feb 2020

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1 Orford Road St Albans VIC 3021     | \$650,000 | 22-Oct-19 |
| 28 Belfort Street St Albans VIC 3021 | \$640,000 | 19-Nov-19 |
| 6 Skipton Street St Albans VIC 3021  | \$601,000 | 15-Feb-20 |

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: 13 March 2020



**1 Orford Road St Albans VIC 3021**

Sold Price

**\$650,000**

Sold Date

**22-Oct-19**

 3

 1

 1

Distance

**1.26km**



**28 Belfort Street St Albans VIC 3021**

Sold Price

**\$640,000**

Sold Date

**19-Nov-19**

 3

 2

 3

Distance

**0.54km**



**6 Skipton Street St Albans VIC 3021**

Sold Price

<sup>RS</sup> **\$601,000**

Sold Date

**15-Feb-20**

 3

 2

 2

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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