

### 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

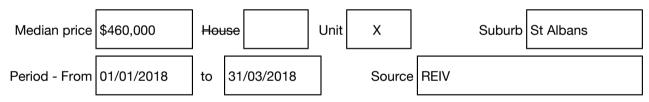
8 8/38 Magnolia Street, St Albans Vic 3021 9 9

#### Indicative selling price

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

Range between	\$390,000	&	\$429,000	

#### Median sale price



#### 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 six 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	3/82 Mcarthur Av ST ALBANS 3021	\$430,000	02/04/2018
2	1/40 William St ST ALBANS 3021	\$411,000	17/03/2018
3	2/40 William St ST ALBANS 3021	\$400,000	12/05/2018

#### 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 six months.

#### Account - Barry Plant

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$390,000 - \$429,000 **Median Unit Price** March quarter 2018: \$460,000

## **Comparable Properties**

3/82 Mcarthur Av ST ALBANS 3021 (REI/VG)	Agent Comments
2 · · · · · · ·	_
Price: \$430,000	
Method: Private Sale Date: 02/04/2018	
Rooms: 4	
Property Type: Unit	
Land Size: 250 sqm approx	
1/40 William St ST ALBANS 3021 (REI/VG)	Agent Comments
<b>1 1 1 1 1</b>	
Price: \$411,000	_
Method: Auction Sale	
Date: 17/03/2018 Rooms: -	
Property Type: Townhouse (Res)	
2/40 William St ST ALBANS 3021 (REI)	Agent Comments
<b>1</b> 2 <b>1</b> 2	
Price: \$400,000	_
Method: Private Sale	
Date: 12/05/2018 Rooms: - Property Type: Townhouse (Res)	



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