

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
8/38 Magnolia Street, St Albans Vic 3021

Indicative selling price

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

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

Median sale price

Median price \$460,000 House Unit X Suburb St Albans

Period - From 01/01/2018 to 31/03/2018 Source REIV

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.



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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

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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

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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

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Price: \$400,000

Method: Private Sale

Date: 12/05/2018

Rooms: -

Property Type: Townhouse (Res)