

Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/2 Magnus Street, ST ALBANS 3021

Unit



3 beds



1 baths



1 parking

Indicative selling price

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

**Range from \$450,000 -
\$480,000**

Median sale price

Median **Unit** for **ST ALBANS** for period **Feb 2017 - Aug 2017**
Sourced from **Pricefinder**.

\$330,000

Comparable property sales

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 the most comparable to the property for sale.

2/2 VULE ST, Price **\$450,000** Sold 07 July 2017
St Albans 3021

2/24 SCOTT AVE, Price **\$470,000** Sold 03 March 2017
St Albans 3021

2/60 BENT ST, Price **\$498,000** Sold 22 July 2017
St Albans 3021

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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