

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

2/18 MAGNUS 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

or range
between

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2023

to

29 Feb 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

1/45 CHELSEY STREET ARDEER VIC 3022	\$630,000	15-Sep-22
1/255 MAIN ROAD WEST ST ALBANS VIC 3021	\$523,000	30-Nov-22
2/30 FORD AVENUE SUNSHINE NORTH VIC 3020	\$550,000	04-Oct-23

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: 02 March 2024

**1/45 CHELSEY STREET ARDEER
VIC 3022**3  1  2 Sold Price **\$630,000** Sold Date **15-Sep-22**Distance **2.07km****1/255 MAIN ROAD WEST ST
ALBANS VIC 3021**3  1  2 Sold Price **\$523,000** Sold Date **30-Nov-22**Distance **2.29km****2/30 FORD AVENUE SUNSHINE
NORTH VIC 3020**3  1  2 Sold Price **\$550,000** Sold Date **04-Oct-23**Distance **2.41km**

RS = Recent sale

UN = Undisclosed Sale

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