

## 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

72 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

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2023

to

31 Mar 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

40 NOVARA PARADE ST ALBANS VIC 3021	\$670,000	25-Mar-24
31 NOVARA PARADE ST ALBANS VIC 3021	\$661,000	23-Nov-23
17 STRADBROKE DRIVE ST ALBANS VIC 3021	\$640,000	27-Jan-24

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: 24 April 2024

**40 NOVARA PARADE ST ALBANS  
VIC 3021**

3 1 1

Sold Price

RS

**\$670,000**

Sold Date

**25-Mar-24**

Distance

**0.88km****31 NOVARA PARADE ST ALBANS  
VIC 3021**

3 2 -

Sold Price

**\$661,000**

Sold Date

**23-Nov-23**

Distance

**0.88km****17 STRADBROKE DRIVE ST  
ALBANS VIC 3021**

3 1 2

Sold Price

**\$640,000**

Sold Date

**27-Jan-24**

Distance

**1.42km**

RS = Recent sale

UN = Undisclosed Sale

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