

## 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

88 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,750

Property type

House

Suburb

St Albans

Period-from

01 Jul 2023

to

30 Jun 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

11 LINDSEY ROAD ST ALBANS VIC 3021	\$615,000	20-Mar-24
72 MAGNOLIA STREET ST ALBANS VIC 3021	\$650,000	02-Jun-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: 03 July 2024



**11 LINDSEY ROAD ST ALBANS VIC 3021**

Sold Price

**\$615,000**

Sold Date **20-Mar-24**

 3  2  2

Distance **0.38km**



**72 MAGNOLIA STREET ST ALBANS VIC 3021**

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **02-Jun-24**

 4  2  1

Distance **0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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