

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

71 DIAMOND AVENUE ALBANVALE 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

House

Suburb

Albanvale

Period-from

01 Feb 2024

to

31 Jan 2025

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

14 WINTERSUN DRIVE ALBANVALE VIC 3021	\$672,000	13-Nov-24
1 PINENEEDLE COURT ALBANVALE VIC 3021	\$677,000	07-Oct-24
56 WINTERSUN DRIVE ALBANVALE VIC 3021	\$675,000	10-Sep-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.~~

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14 WINTERSUN DRIVE ALBANVALE VIC 3021 Sold Price **\$672,000** Sold Date **13-Nov-24**

3 1 2

Distance **0.41km**



1 PINENEEDLE COURT ALBANVALE VIC 3021 Sold Price **\$677,000** Sold Date **07-Oct-24**

3 2 2

Distance **0.66km**



56 WINTERSUN DRIVE ALBANVALE VIC 3021 Sold Price **\$675,000** Sold Date **10-Sep-24**

4 2 -

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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