

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

38 Appian Drive, Albanvale Vic 3021

Indicative selling price

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

Single price \$565,000

Median sale price

Median price \$568,500

House

X

Unit

Suburb Albanvale

Period - From 01/07/2017

to 30/09/2017

Source REIV

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 six 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	59 Appian Dr ALBANVALE 3021	\$580,000	14/07/2017
2	144 Opie Rd ALBANVALE 3021	\$577,000	27/09/2017
3	3 Appian Dr ALBANVALE 3021	\$550,000	29/06/2017

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 six months.



 3  1  2

Rooms:
Property Type: House (Res)
Land Size: 500 sqm approx
 Agent Comments

Indicative Selling Price
 \$565,000

Median House Price
 September quarter 2017: \$568,500

Comparable Properties



59 Appian Dr ALBANVALE 3021 (REI/VG)

Agent Comments

 3  1  1

Price: \$580,000
Method: Private Sale
Date: 14/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 540 sqm approx



144 Opie Rd ALBANVALE 3021 (REI)

Agent Comments

 3  1  2

Price: \$577,000
Method: Private Sale
Date: 27/09/2017
Rooms: 4
Property Type: House
Land Size: 544 sqm approx



3 Appian Dr ALBANVALE 3021 (REI/VG)

Agent Comments

 3  1  2

Price: \$550,000
Method: Private Sale
Date: 29/06/2017
Rooms: 4
Property Type: House
Land Size: 534 sqm approx