

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

41 Albanvale Drive, Albanvale Vic 3021

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$549,500

House

X

Unit

Suburb

Albanvale

Period - From

01/10/2017

to

30/09/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

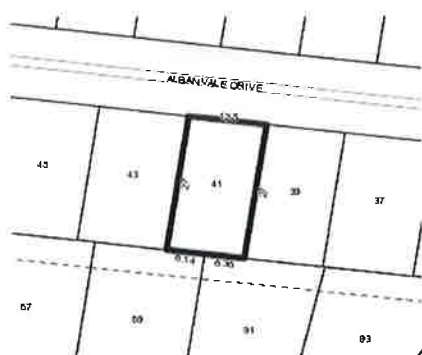
- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Tarlee Dr ALBANVALE 3021	\$540,000	29/10/2018
2	28 Dover St ALBANVALE 3021	\$515,000	23/10/2018
3	20 Trafalgar St ALBANVALE 3021	\$505,000	15/09/2018

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.~~

41 Albanvale Drive, Albanvale Vic 3021



 4  2  2

Rooms:
Property Type: Land
Land Size: 348 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
Year ending September 2018: \$549,500

Comparable Properties

13 Tarlee Dr ALBANVALE 3021 (REI)

Agent Comments

 3  -  -

Price: \$540,000
Method: Private Sale
Date: 29/10/2018
Rooms: 5
Property Type: House (Res)



28 Dover St ALBANVALE 3021 (REI)

Agent Comments

 3  1  3

Price: \$515,000
Method: Private Sale
Date: 23/10/2018
Rooms: 4
Property Type: House
Land Size: 534 sqm approx

20 Trafalgar St ALBANVALE 3021 (REI/VG)

Agent Comments

 3  -  -

Price: \$505,000
Method: Private Sale
Date: 15/09/2018
Rooms: 5
Property Type: House (Res)
Land Size: 534 sqm approx