

## 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

9 VICTOR PLACE ATTWOOD VIC 3049

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Attwood

Period-from

01 Jan 2023

to

31 Dec 2023

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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 3 HAIG PLACE ATTWOOD VIC 3049   | \$680,000 | 28-Oct-23 |
| 5 VICTOR PLACE ATTWOOD VIC 3049 | \$710,000 | 31-Aug-23 |
| 3 VICTOR PLACE ATTWOOD VIC 3049 | \$735,000 | 11-Nov-23 |

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 January 2024



Luke Albioli  
P 03 9338 7111  
M 0403 700 003  
E luke@ypa.com.au



**3 HAIG PLACE ATTWOOD VIC 3049**

3 1 2

Sold Price **\$680,000** Sold Date **28-Oct-23**

Distance **0.35km**



**5 VICTOR PLACE ATTWOOD VIC 3049**

3 1 2

Sold Price **\$710,000** Sold Date **31-Aug-23**

Distance **0.04km**



**3 VICTOR PLACE ATTWOOD VIC 3049**

4 1 2

Sold Price **\$735,000** Sold Date **11-Nov-23**

Distance **0.06km**

RS = Recent sale      UN = Undisclosed Sale

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