

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 Oakwood Road, Albanvale 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

\$490,000

&

\$539,000

Median sale price

Median price

\$515,000

Property type

House

Suburb

Albanvale

Period - From

1/8/2019

to

31/10/2019

Source

REA

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
172 Neale Road, Deer Park	\$538,000	10-Sep-19
31 Dover Street, Albanvale	\$522,500	11-July- 19
64 Appian Drive, Albanvale	\$520,000	29-August-19

~~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.~~

This Statement of Information was prepared on: **15 November 2019**