

## 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

36 Diamond Avenue Albanvale VIC 3021

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Albanvale

Period-from

01 Feb 2019

to

31 Jan 2020

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 10 Sutherland Street Albanvale VIC 3021 | \$530,000 | 24-Nov-19 |
| 10 President Road Albanvale VIC 3021    | \$530,000 | 26-Nov-19 |
| 7 Wyvern Walk Kings Park VIC 3021       | \$540,000 | 10-Oct-19 |

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: 18 February 2020



**10 Sutherland Street Albanvale VIC 3021** Sold Price **\$530,000** Sold Date **24-Nov-19**

 3  1  6

Distance **0.22km**



**10 President Road Albanvale VIC 3021** Sold Price Sold Date **26-Nov-19**

 3  1  1

Distance **0.37km**



**7 Wyvern Walk Kings Park VIC 3021** Sold Price **\$540,000** Sold Date **10-Oct-19**

 3  2  2

Distance **1.01km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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