

## 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

30 WOODLAND DRIVE 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

\$600,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,500

Property type

House

Suburb

Albanvale

Period-from

01 Jun 2021

to

31 May 2022

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

60 GLADSTONE STREET ST ALBANS VIC 3021	\$635,000	20-Jun-22
5 BLOOMINGDALE AVENUE ALBANVALE VIC 3021	\$620,000	17-Mar-22
11 WITCHWOOD CLOSE ALBANVALE VIC 3021	\$595,000	19-Sep-21

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: 21 June 2022



60 GLADSTONE STREET ST  
ALBANS VIC 3021

Sold Price <sup>RS</sup> **\$635,000** Sold Date **20-Jun-22**

 2       1       1

Distance 1.17km



5 BLOOMINGDALE AVENUE  
ALBANVALE VIC 3021

Sold Price **\$620,000** Sold Date **17-Mar-22**

 3       1       2

Distance 0.08km



11 WITCHWOOD CLOSE  
ALBANVALE VIC 3021

Sold Price **\$595,000** Sold Date **19-Sep-21**

 3       1       1

Distance 0.1km

RS = Recent sale                      UN = Undisclosed Sale

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