

## 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

12 Fairfax Circuit 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

\$580,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$586,000

Property type

House

Suburb

Albanvale

Period-from

01 Nov 2020

to

31 Oct 2021

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

9 Kellie Court Albanvale VIC 3021	\$585,000	13-Apr-21
70 Opie Road Albanvale VIC 3021	\$585,000	08-Mar-21
63 Tarlee Drive Albanvale VIC 3021	\$580,000	17-Apr-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: 17 November 2021



**9 Kellie Court Albanvale VIC 3021**

Sold Price

**\$585,000**

Sold Date

**13-Apr-21**

4 2 2

Distance

**0.25km**



**70 Opie Road Albanvale VIC 3021**

Sold Price

Sold Date

**08-Mar-21**

4 2 -

Distance

**0.41km**



**63 Tarlee Drive Albanvale VIC 3021**

Sold Price

**\$580,000**

Sold Date

**17-Apr-21**

3 2 2

Distance

**0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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