

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

44 Wintersun Drive Albanvale VIC 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

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

10/55B Oakwood Road Albanvale VIC 3021	\$520,000	26-Oct-21
8 Diamond Avenue Albanvale VIC 3021	\$545,000	08-Nov-21
10 Tollhouse Road Kings Park VIC 3021	\$540,000	28-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: 12 November 2021



10/55B Oakwood Road Albanvale VIC 3021

Sold Price

^{RS} **\$520,000**

Sold Date

26-Oct-21

 3  2  2

Distance

0.19km



8 Diamond Avenue Albanvale VIC 3021

Sold Price

^{RS} **\$545,000** ^{UN}

Sold Date

08-Nov-21

 4  1  1

Distance

0.64km



10 Tollhouse Road Kings Park VIC 3021

Sold Price

^{RS} **\$540,000** ^{UN}

Sold Date

28-Sep-21

 3  1  -

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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