

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

16 DOVER STREET 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

House

Suburb

Albanvale

Period-from

01 May 2021

to

30 Apr 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

18 DOVER STREET ALBANVALE VIC 3021	\$630,000	22-Apr-22
10 DOVER STREET ALBANVALE VIC 3021	\$599,000	03-May-21
4 PRESIDENT ROAD ALBANVALE VIC 3021	\$560,500	20-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: 30 May 2022



18 DOVER STREET ALBANVALE VIC 3021

3 2 2

Sold Price

^{RS} \$630,000 Sold Date 22-Apr-22

Distance 0.02km



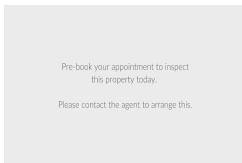
10 DOVER STREET ALBANVALE VIC 3021

3 2 4

Sold Price

\$599,000 Sold Date 03-May-21

Distance 0.05km



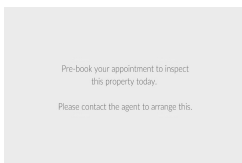
4 PRESIDENT ROAD ALBANVALE VIC 3021

2 1 1

Sold Price

\$560,500 Sold Date 20-Sep-21

Distance 0.08km



14 ROBYN AVENUE ALBANVALE VIC 3021

3 1 8

Sold Price

\$650,000 Sold Date 07-Aug-21

Distance 0.13km



11 APPIAN DRIVE ALBANVALE VIC 3021

4 1 1

Sold Price

\$640,000 Sold Date 11-Oct-21

Distance 0.14km

RS = Recent sale

UN = Undisclosed Sale

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