

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 ROBYN AVENUE, ALBANVALE, VIC







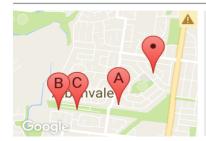
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$600,000 to \$650,000

Provided by: Eddy Hsu, Sweeney Estate Agents Sunshine

SUBURB MEDIAN



ALBANVALE, VIC, 3021

Suburb Median Sale Price (House)

\$461,000

01 January 2017 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



58 PRESIDENT RD, ALBANVALE, VIC 3021







Sale Price

\$615,000

Sale Date: 09/05/2017

Distance from Property: 638m













***\$555,000**

Sale Date: 01/03/2017

Distance from Property: 1.3km





25 ALBANVALE DR, ALBANVALE, VIC 3021







Sale Price

\$488.000

Sale Date: 03/03/2017

Distance from Property: 1.1km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	33 ROBYN AVENUE, ALBANVALE, VIC 3021
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price / Range \$600,000 to \$650,000

Median sale price

Median price	\$461,000	House	X	Unit		Suburb	ALBANVALE
Period	01 January 2017 to 31 March 2017			Sour	се	p	ricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
58 PRESIDENT RD, ALBANVALE, VIC 3021	\$615,000	09/05/2017
75 FAIRFAX CCT, ALBANVALE, VIC 3021	*\$555,000	01/03/2017
25 ALBANVALE DR, ALBANVALE, VIC 3021	\$488,000	03/03/2017

