

Flo Carreon 0416 231 254 fcarreon@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	21 Diamond Avenue, Albanvale Vic 3021
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$590,000
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Median sale price

Median price	\$550,000	Hou	ıse X	Unit		Suburb	Albanvale
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	16 Stockton PI KINGS PARK 3021	\$575,000	16/04/2018
2	29 Wintersun Dr ALBANVALE 3021	\$575,000	18/12/2017
3	156 Neale Rd DEER PARK 3023	\$570,000	08/12/2017

OR

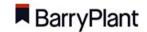
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228





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Indicative Selling Price \$590,000 **Median House Price**

Year ending March 2018: \$550,000





Rooms:

Property Type: House (Res) Land Size: 535 sqm approx

Agent Comments

Comparable Properties

16 Stockton PI KINGS PARK 3021 (REI)

--- 3





Price: \$575,000 Method: Private Sale Date: 16/04/2018 Rooms: 5

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments



29 Wintersun Dr ALBANVALE 3021 (REI/VG)

3





Price: \$575,000 Method: Private Sale Date: 18/12/2017 Rooms: 4

Property Type: House Land Size: 627 sqm approx Agent Comments



--3





Price: \$570,000 Method: Sale Date: 08/12/2017 Rooms: -

Property Type: House (Res) Land Size: 530 sqm approx

Agent Comments

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