

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

21 Diamond Avenue, Albanvale Vic 3021

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$550,000

House

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.

	Address 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.



 3  1  1

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

Indicative Selling Price
\$590,000
Median House Price
Year ending March 2018: \$550,000

Comparable Properties

16 Stockton PI KINGS PARK 3021 (REI)

Agent Comments

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Price: \$575,000
Method: Private Sale
Date: 16/04/2018
Rooms: 5
Property Type: House (Res)
Land Size: 600 sqm approx



29 Wintersun Dr ALBANVALE 3021 (REI/VG)

Agent Comments

 3  1  2

Price: \$575,000
Method: Private Sale
Date: 18/12/2017
Rooms: 4
Property Type: House
Land Size: 627 sqm approx

156 Neale Rd DEER PARK 3023 (VG)

Agent Comments

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Price: \$570,000
Method: Sale
Date: 08/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 530 sqm approx