

## 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

4 Antioch Court Albanvale VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Albanvale

Period-from

01 Apr 2020

to

31 Mar 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 107 Neale Road Deer Park VIC 3023    | \$620,000 | 03-Feb-21 |
| 10 Penfold Place Albanvale VIC 3021  | \$600,000 | 24-Mar-21 |
| 26 Phyllis Parade Deer Park VIC 3023 | \$645,000 | 24-Dec-20 |

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: 29 April 2021



107 Neale Road Deer Park VIC 3023 Sold Price

RS

\$620,000

Sold Date 03-Feb-21

3 2 3

Distance 0.26km



10 Penfold Place Albanvale VIC 3021

Sold Price

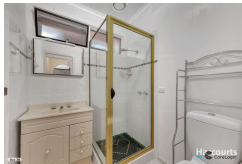
RS

\$600,000

Sold Date 24-Mar-21

3 2 2

Distance 0.52km



26 Phyllis Parade Deer Park VIC 3023

Sold Price

\$645,000

Sold Date 24-Dec-20

5 2 4

Distance 0.6km

RS = Recent sale

UN = Undisclosed Sale

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