

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

43 Diamond Avenue 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Albanvale

Period-from

01 Oct 2018

to

30 Sep 2019

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

55 President Road Albanvale VIC 3021	\$520,000	21-Jan-19
17 Dover Street Albanvale VIC 3021	\$530,000	28-Jan-19
23 McCann Drive Albanvale VIC 3021	\$560,000	29-May-19

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: 11 October 2019



55 President Road Albanvale VIC 3021

Sold Price

\$520,000

Sold Date

21-Jan-19

 3

 1

 4

Distance

0.19km



17 Dover Street Albanvale VIC 3021

Sold Price

\$530,000

Sold Date

28-Jan-19

 3

 1

 1

Distance

0.36km



23 McCann Drive Albanvale VIC 3021

Sold Price

\$560,000

Sold Date

29-May-19

 3

 2

 2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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