

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

2 Duval Court 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

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

House

Suburb

Albanvale

Period-from

01 Nov 2020

to

31 Oct 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

5 Duval Court Albanvale VIC 3021	\$580,000	22-Jun-21
16 Delamare Drive Albanvale VIC 3021	\$610,000	24-Aug-21
10 Elinga Court Albanvale VIC 3021	\$588,000	30-Jun-21

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: 23 November 2021



5 Duval Court Albanvale VIC 3021

Sold Price

\$580,000

Sold Date

22-Jun-21



3



1



4

Distance

0.04km



16 Delamare Drive Albanvale VIC 3021

Sold Price

\$610,000

Sold Date

24-Aug-21



3



1



6

Distance

0.12km



10 Elinga Court Albanvale VIC 3021

Sold Price

\$588,000

Sold Date

30-Jun-21



3



1



2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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