

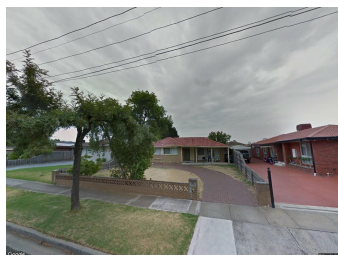
## STATEMENT OF INFORMATION

23 CAMELOT DRIVE, ALBANVALE, VIC 3021

PREPARED BY DANNY TRKULJA, HOMES GROUP ESTATE AGENTS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**23 CAMELOT DRIVE, ALBANVALE, VIC**

 3  1  2

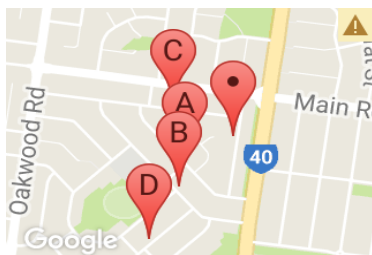
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$520,000 to \$570,000**

Provided by: Danny Trkulja, Homes Group Estate Agents

## MEDIAN SALE PRICE



**ALBANVALE, VIC, 3021**

Suburb Median Sale Price (House)

**\$561,000**

01 July 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**26 ROBYN AVE, ALBANVALE, VIC 3021**

 3  1  2

Sale Price

**\*\$535,000**

Sale Date: 02/12/2017

Distance from Property: 172m



**32 DOVER ST, ALBANVALE, VIC 3021**

 3  1  2

Sale Price

**\$502,000**

Sale Date: 19/08/2017

Distance from Property: 250m



**26 TRAFALGAR ST, ALBANVALE, VIC 3021**

 3  1  1

Sale Price

**\$540,000**

Sale Date: 16/07/2017

Distance from Property: 226m



This report has been compiled on 22/01/2018 by Homes Group Estate Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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20 APPIAN DR, ALBANVALE, VIC 3021

 5  2  4

Sale Price

**\*\$581,000**

Sale Date: 02/08/2017

Distance from Property: 460m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

23 CAMELOT DRIVE, ALBANVALE, VIC 3021

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$520,000 to \$570,000

Median sale price

Median price

\$561,000

House

X

Unit

Suburb

ALBANVALE

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
26 ROBYN AVE, ALBANVALE, VIC 3021	*\$535,000	02/12/2017
32 DOVER ST, ALBANVALE, VIC 3021	\$502,000	19/08/2017
26 TRAFALGAR ST, ALBANVALE, VIC 3021	\$540,000	16/07/2017
20 APPIAN DR, ALBANVALE, VIC 3021	*\$581,000	02/08/2017