



STATEMENT OF INFORMATION

197 OPIE ROAD, ALBANVALE, VIC 3021

PREPARED BY MITCH (HUNG) NGUYEN, PROFESSIONALS ST ALBANS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



197 OPIE ROAD, ALBANVALE, VIC

 5  2  4

Indicative Selling Price

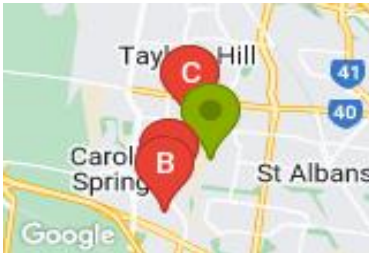
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$1,100,000 to

Provided by: Mitch (Hung) Nguyen, Professionals St Albans

MEDIAN SALE PRICE



ALBANVALE, VIC, 3021

Suburb Median Sale Price (House)

\$595,000

01 October 2022 to 30 September 2023

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.



248 WESTWOOD DR, BURNSIDE, VIC 3023

 4  2  3

Sale Price

\$1,095,000

Sale Date: 10/07/2023

Distance from Property: 1.5km



83 CHISHOLM DR, CAROLINE SPRINGS,

 4  2  2

Sale Price

\$1,090,000

Sale Date: 28/02/2023

Distance from Property: 1.9km



29 WILLS TCE, BURNSIDE HEIGHTS, VIC

 4  2  3

Sale Price

***\$1,137,000**

Sale Date: 28/10/2023

Distance from Property: 1.2km



This report has been compiled on 15/11/2023 by Professionals St Albans. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

197 OPIE ROAD, ALBANVALE, VIC 3021

Indicative selling price

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

Price Range:

\$1,100,000 to \$1,200,000

Median sale price

Median price

\$595,000

Property type

House

Suburb

ALBANVALE

Period

01 October 2022 to 30 September 2023

Source

 pricefinder

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

Price

Date of sale

248 WESTWOOD DR, BURNSIDE, VIC 3023	\$1,095,000	10/07/2023
83 CHISHOLM DR, CAROLINE SPRINGS, VIC 3023	\$1,090,000	28/02/2023
29 WILLS TCE, BURNSIDE HEIGHTS, VIC 3023	*\$1,137,000	28/10/2023

This Statement of Information was prepared

15/11/2023