

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 | 143 Opie Road, Albanvale Vic 3021 |
|----------------------|-----------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$860,000 | & | \$900,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$546,000 | Hou | use X | Unit | | Suburb | Albanvale |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/10/2017 | to | 31/12/2017 | | Source | REIV | |

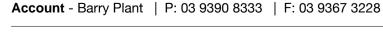
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 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 1 56 Tenterfield Dr BURNSIDE HEIGHTS 3023 \$910,000 21/10/2017 2 95 Mccann Dr ALBANVALE 3021 \$860,000 07/02/2018 3 7 Adams St ST ALBANS 3021 \$840,000 25/11/2017

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 six months.

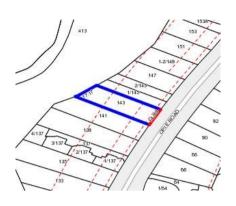






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Rooms:

Property Type: Land Land Size: 771 sqm approx

Agent Comments

Indicative Selling Price \$860,000 - \$900,000 **Median House Price** December quarter 2017: \$546,000

Comparable Properties

56 Tenterfield Dr BURNSIDE HEIGHTS 3023

(REI/VG)

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Price: \$910,000 Method: Private Sale Date: 21/10/2017

Rooms: -

Property Type: House (Res) Land Size: 669 sqm approx

Agent Comments

95 Mccann Dr ALBANVALE 3021 (REI)









Price: \$860.000 Method: Private Sale Date: 07/02/2018

Rooms: 5

Property Type: House Land Size: 435 sqm approx **Agent Comments**

7 Adams St ST ALBANS 3021 (REI/VG)







Agent Comments

Price: \$840,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: House Land Size: 811 sqm approx

Account - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228





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