

## 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

143 Opie Road, Albanvale Vic 3021

#### Indicative selling price

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

Range between \$860,000

&

\$900,000

#### Median sale price

Median price \$546,000

House

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.



**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)**

Agent Comments



**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 21/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx



**95 McCann Dr ALBANVALE 3021 (REI)**

Agent Comments



**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 07/02/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 435 sqm approx



**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