

## 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

10 Wandella Court Albanvale VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Albanvale

Period-from

01 May 2020

to

30 Apr 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

6 Tamara Street Albanvale VIC 3021	\$583,000	19-Feb-21
78 Birchwood Boulevard Deer Park VIC 3023	\$585,000	25-Mar-21
40 Concord Circuit Albanvale VIC 3021	\$577,500	01-Mar-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: 13 May 2021



**6 Tamara Street Albanvale VIC 3021** Sold Price **\$583,000** Sold Date **19-Feb-21**

 3  1  2

Distance **0.56km**



**78 Birchwood Boulevard Deer Park VIC 3023** Sold Price <sup>RS</sup> **\$585,000** Sold Date **25-Mar-21**

 3  2  2

Distance **0.58km**



**40 Concord Circuit Albanvale VIC 3021** Sold Price **\$577,500** Sold Date **01-Mar-21**

 3  1  1

Distance **0.59km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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