

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

1/5 Guest Avenue Albanvale VIC 3021

Indicative selling price

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

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Other

Suburb

Albanvale

Period-from

01 Dec 2020

to

30 Nov 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

17/55B Oakwood Road Albanvale VIC 3021	\$510,000	09-May-21
30/55B Oakwood Road Albanvale VIC 3021	\$499,000	15-Feb-21
351A Main Road West Albanvale VIC 3021	\$510,000	31-Oct-20

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: 06 December 2021



**17/55B Oakwood Road Albanvale
VIC 3021**

Sold Price

\$510,000

Sold Date

09-May-21



3



2



2

Distance

0.34km



**30/55B Oakwood Road Albanvale
VIC 3021**

Sold Price

\$499,000

Sold Date

15-Feb-21



3



2



2

Distance

0.34km



**351A Main Road West Albanvale
VIC 3021**

Sold Price

\$510,000

Sold Date

31-Oct-20



3



2



1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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