

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 17 Evergreen Avenue Albanvale VIC 3021

Indicative selling price

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

Single price \$529,000 or range between &

Median sale price

Median price \$463,000 *House X Suburb Albanvale VIC 3021
Period - From 14-03-2017 to 14-06-2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

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 property	Price	Date of sale
1. 39 Evergreen Avenue Albanvale	\$500,000	08-04-2017
2. 70 Evergreen Avenue Albanvale	\$465,000	04-01-2017
3. 31 Tarlee Drive Albanvale	\$520,000	20-03-2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).