

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

54 Evergreen Avenue, Albanvale Vic 3021

Indicative selling price

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

Single price

\$579,000

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	144 Opie Rd ALBANVALE 3021	\$577,000	27/09/2017
2	5 Hedgerow Ct ALBANVALE 3021	\$565,000	23/09/2017
3	18 Wintersun Dr ALBANVALE 3021	\$550,000	14/10/2017

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: House (Previously Occupied - Detached)
Land Size: 532 sqm approx
Agent Comments

Comparable Properties



144 Opie Rd ALBANVALE 3021 (REI/VG)

Agent Comments



Price: \$577,000
Method: Private Sale
Date: 27/09/2017
Rooms: 4
Property Type: House
Land Size: 544 sqm approx



5 Hedgerow Ct ALBANVALE 3021 (REI/VG)

Agent Comments



Price: \$565,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 619 sqm approx



18 Wintersun Dr ALBANVALE 3021 (REI/VG)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 575 sqm approx