

STATEMENT OF INFORMATION

11 WITCHWOOD CLOSE, ALBANVALE, VIC 3021

PREPARED BY STEPHANIE AYDIN, YPA ESTATE AGENTS ST ALBANS



ypa

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 WITCHWOOD CLOSE, ALBANVALE, VIC 3 1 1

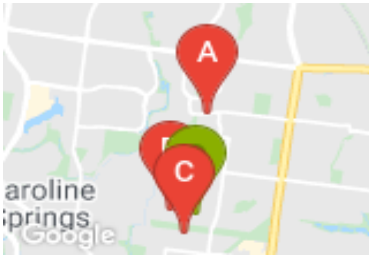
Indicative Selling Price

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

Price Range: **\$560,000 to \$590,000**

Provided by: Stephanie Aydin, YPA Estate Agents St Albans

MEDIAN SALE PRICE



ALBANVALE, VIC, 3021

Suburb Median Sale Price (House)

\$570,000

01 April 2020 to 31 March 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



193 GILLESPIE RD, KINGS PARK, VIC 3021

3 1 1

Sale Price

***\$590,000**

Sale Date: 18/05/2021

Distance from Property: 1.5km



63 TARLEE DR, ALBANVALE, VIC 3021

3 2 4

Sale Price

***\$580,000**

Sale Date: 06/05/2021

Distance from Property: 350m



40 CONCORD CCT, ALBANVALE, VIC 3021

3 1 -

Sale Price

\$577,500

Sale Date: 01/03/2021

Distance from Property: 322m

This report has been compiled on 27/05/2021 by YPA Estate Agents St Albans. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 WITCHWOOD CLOSE, ALBANVALE, VIC 3021

Indicative selling price

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

Price Range:

\$560,000 to \$590,000

Median sale price

Median price

\$570,000

Property type

House

Suburb

ALBANVALE

Period

01 April 2020 to 31 March 2021

Source



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

193 GILLESPIE RD, KINGS PARK, VIC 3021	*\$590,000	18/05/2021
63 TARLEE DR, ALBANVALE, VIC 3021	*\$580,000	06/05/2021
40 CONCORD CCT, ALBANVALE, VIC 3021	\$577,500	01/03/2021

This Statement of Information was prepared on:

27/05/2021