

## 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 Urban Place 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

\$490,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$511,000

Property type

House

Suburb

Albanvale

Period-from

01 Nov 2018

to

31 Oct 2019

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 54 President Road Albanvale VIC 3021 | \$520,000 | 19-Aug-19 |
| 4 Wintersun Drive Albanvale VIC 3021 | \$520,000 | 08-Oct-19 |
| 126 Opie Road Albanvale VIC 3021     | \$546,000 | 05-Jul-19 |

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 November 2019



**54 President Road Albanvale VIC 3021**

Sold Price

**\$520,000**

Sold Date

**19-Aug-19**

 3

 1

 2

Distance

**0.22km**



**4 Wintersun Drive Albanvale VIC 3021**

Sold Price

<sup>RS</sup> **\$520,000**

Sold Date

**08-Oct-19**

 3

 1

 1

Distance

**0.43km**



**126 Opie Road Albanvale VIC 3021**

Sold Price

**\$546,000**

Sold Date

**05-Jul-19**

 3

 1

 2

Distance

**1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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