

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

1H Oakwood Road Albanvale VIC 3021

Indicative selling price

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

Single price

\$699,000

or range between

&

Median sale price

Median price

\$535,000

*House

X

Suburb

Albanvale VIC 3021

Period - From

01-04-2017

to

30-06-2017

Source

REIV

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. 19 Kings Road Kings Park	\$710,000	16-03-2017
2. 1 Jackson Circuit Albanvale	\$650,000	19-05-2017
3. 35 Concord Circuit Albanvale	\$525,000	26-04-2017

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