

## 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

9 TARLEE DRIVE, ALBANVALE, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$560,000 to \$580,000

### Median sale price

Median price \$550,000

House

X

Unit

Suburb

ALBANVALE

Period

01 July 2017 to 30 June 2018

Source

 pricefinder

### 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
59 TARLEE DR, ALBANVALE, VIC 3021	*\$580,000	20/06/2018
24 CHESTER CRES, DEER PARK, VIC 3023	*\$560,000	08/06/2018
186 NEALE RD, DEER PARK, VIC 3023	\$570,000	26/04/2018
15 PINENEEDLE CRT, ALBANVALE, VIC 3021	\$560,000	07/02/2018

39 EVERGREEN AVE, ALBANVALE, VIC 3021	\$562,000	30/01/2018
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