

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

8 Fairfax Circuit Albanvale VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

House

Suburb

Albanvale

Period-from

01 Aug 2020

to

31 Jul 2021

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

4 Antioch Court Albanvale VIC 3021	\$615,000	15-May-21
45 Concord Circuit Albanvale VIC 3021	\$630,000	04-Jul-21

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: 15 August 2021



4 Antioch Court Albanvale VIC 3021 Sold Price **\$615,000** Sold Date **15-May-21**

 5  2  2

Distance **0.1km**



45 Concord Circuit Albanvale VIC 3021 Sold Price ^{RS} **\$630,000** Sold Date **04-Jul-21**

 3  1  5

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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