

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

6 PINENEEDLE COURT 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

House

Suburb

Albanvale

Period-from

01 Nov 2023

to

31 Oct 2024

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

9 DIAMOND AVENUE ALBANVALE VIC 3021	\$621,000	26-Aug-24
62 APPIAN DRIVE ALBANVALE VIC 3021	\$620,000	14-Sep-24
18 DELAMARE DRIVE ALBANVALE VIC 3021	\$610,000	18-Aug-24

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: 19 November 2024



9 DIAMOND AVENUE ALBANVALE VIC 3021

Sold Price

\$621,000

Sold Date **26-Aug-24**

3 1 2

Distance **0.88km**



62 APPIAN DRIVE ALBANVALE VIC 3021

Sold Price

\$620,000

Sold Date **14-Sep-24**

3 1 -

Distance **0.59km**



18 DELAMARE DRIVE ALBANVALE VIC 3021

Sold Price

\$610,000

Sold Date **18-Aug-24**

3 1 2

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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