

# 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

28 Oakwood Road, Albanvale Vic 3021

### Indicative selling price

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

Single price

\$539,000

### Median sale price

Median price

\$514,000

Property Type

House

Suburb

Albanvale

Period - From

01/07/2019

to

30/06/2020

Source

REIV

### 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 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	12 Cromwell Rd KINGS PARK 3021	\$515,000	25/02/2020
2	11 Kardinia Dr ALBANVALE 3021	\$500,000	11/05/2020
3	271 Main Rd.W ALBANVALE 3021	\$490,000	14/05/2020

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 six months.~~

This Statement of Information was prepared on:

17/07/2020 16:50



3 1 2

**Property Type:** House (Res)

**Land Size:** 529 sqm approx

Agent Comments

**Indicative Selling Price**

\$539,000

**Median House Price**

Year ending June 2020: \$514,000

## Comparable Properties

**12 Cromwell Rd KINGS PARK 3021 (REI)**

Agent Comments

3 - -

**Price:** \$515,000

**Method:** Private Sale

**Date:** 25/02/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 530 sqm approx



**11 Kardinia Dr ALBANVALE 3021 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$500,000

**Method:** Private Sale

**Date:** 11/05/2020

**Property Type:** House

**Land Size:** 540 sqm approx



**271 Main Rd.W ALBANVALE 3021 (REI)**

Agent Comments

3 1 2

**Price:** \$490,000

**Method:** Private Sale

**Date:** 14/05/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 535 sqm approx