

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

13 Tarlee Drive, Albanvale Vic 3021

Indicative selling price

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

Range between

\$540,000

&

\$580,000

Median sale price

Median price

\$560,000

House

X

Unit

Suburb

Albanvale

Period - From

01/07/2017

to

30/06/2018

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	6 Dover St ALBANVALE 3021	\$575,000	13/04/2018
2	1 Abbot Ct ALBANVALE 3021	\$561,000	18/06/2018
3	34 Concord Cirt ALBANVALE 3021	\$550,000	12/05/2018

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.

Alan Au
9367 7044
0432 716 822
aau@barryplant.com.au



 3  1  4

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median House Price

Year ending June 2018: \$560,000

Comparable Properties



6 Dover St ALBANVALE 3021 (VG)

Agent Comments

 3  -  -

Price: \$575,000

Method: Sale

Date: 13/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 534 sqm approx



1 Abbot Ct ALBANVALE 3021 (REI)

Agent Comments

 3  1  2

Price: \$561,000

Method: Private Sale

Date: 18/06/2018

Rooms: -

Property Type: House (Res)



34 Concord Cirt ALBANVALE 3021 (VG)

Agent Comments

 3  -  -

Price: \$550,000

Method: Sale

Date: 12/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 541 sqm approx