

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



62 OAKWOOD ROAD, ALBANVALE, VIC

3 1 -

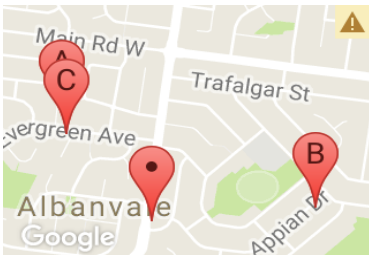
Indicative Selling Price

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

Price Range: \$520,000 to \$560,000

Provided by: Eddy Hsu, Sweeney Estate Agents Sunshine

MEDIAN SALE PRICE



ALBANVALE, VIC, 3021

Suburb Median Sale Price (House)

\$525,000

01 April 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10 ELINGA CRT, ALBANVALE, VIC 3021

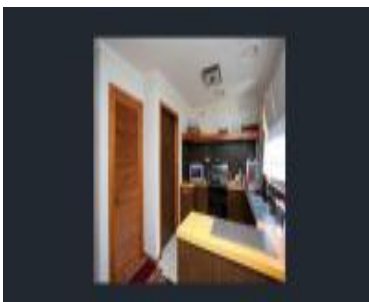
3 1 3

Sale Price

\$555,000

Sale Date: 20/07/2017

Distance from Property: 480m



3 APPIAN DR, ALBANVALE, VIC 3021

3 1 2

Sale Price

\$550,000

Sale Date: 28/06/2017

Distance from Property: 539m



17 EVERGREEN AVE, ALBANVALE, VIC 3021

3 1 1

Sale Price

\$557,000

Sale Date: 25/06/2017

Distance from Property: 416m



This report has been compiled on 27/10/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

62 OAKWOOD ROAD, ALBANVALE, VIC 3021

Indicative selling price

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

Price Range:

\$520,000 to \$560,000

Median sale price

Median price

\$525,000

House

X

Unit


Suburb

ALBANVALE

Period

01 April 2017 to 30 September 2017

Source



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
10 ELINGA CRT, ALBANVALE, VIC 3021	\$555,000	20/07/2017
3 APPIAN DR, ALBANVALE, VIC 3021	\$550,000	28/06/2017
17 EVERGREEN AVE, ALBANVALE, VIC 3021	\$557,000	25/06/2017