

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

285 Main Road West, Albanvale Vic 3021

Indicative selling price

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

Range between \$460,000

&

\$470,000

Median sale price

Median price \$535,500

House

X

Unit

Suburb Albanvale

Period - From 01/04/2018

to

31/03/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

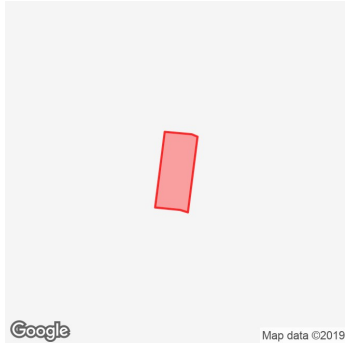
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	36 Gum Rd KINGS PARK 3021	\$560,000	12/04/2019
2	17 Dover St ALBANVALE 3021	\$530,000	28/01/2019
3	25 Dover St ALBANVALE 3021	\$510,000	25/02/2019

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.

285 Main Road West, Albanvale Vic 3021



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$460,000 - \$470,000
Median House Price
Year ending March 2019: \$535,500

Comparable Properties

36 Gum Rd KINGS PARK 3021 (REI)

Agent Comments



Price: \$560,000
Method: Sold Before Auction
Date: 12/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 560 sqm approx



17 Dover St ALBANVALE 3021 (VG)

Agent Comments



Price: \$530,000
Method: Sale
Date: 28/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 534 sqm approx

25 Dover St ALBANVALE 3021 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 25/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 529 sqm approx