

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

125 OPIE ROAD 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

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

56 WINTERSUN DRIVE ALBANVALE VIC 3021	\$675,000	10-Sep-24
4 ANGELIQUE GROVE ALBANVALE VIC 3021	\$673,500	23-Aug-24
15 LECKIE DRIVE ALBANVALE VIC 3021	\$668,000	09-Sep-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: 04 November 2024



**56 WINTERSUN DRIVE
ALBANVALE VIC 3021**

4 2 -

Sold Price

^{RS}

\$675,000

Sold Date

10-Sep-24

Distance

0.5km



**4 ANGELIQUE GROVE ALBANVALE
VIC 3021**

3 2 2

Sold Price

\$673,500

Sold Date

23-Aug-24

Distance

1.1km



**15 LECKIE DRIVE ALBANVALE VIC
3021**

3 2 2

Sold Price

^{RS}

\$668,000

Sold Date

09-Sep-24

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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