

## 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

6 Tarlee Drive Albanvale VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$515,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Albanvale

Period-from

01 Oct 2019

to

30 Sep 2020

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

2 Woodland Drive Albanvale VIC 3021	\$515,000	30-Jul-20
29 Woodland Drive Albanvale VIC 3021	\$520,000	18-May-20
23 Concord Circuit Albanvale VIC 3021	\$513,000	03-Jul-20

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: 07 October 2020



**2 Woodland Drive Albanvale VIC 3021**

Sold Price

**\$515,000**

Sold Date

**30-Jul-20**

 3

 1

 1

Distance

**0.29km**



**29 Woodland Drive Albanvale VIC 3021**

Sold Price

**\$520,000**

Sold Date

**18-May-20**

 3

 1

 2

Distance

**0.51km**



**23 Concord Circuit Albanvale VIC 3021**

Sold Price

**\$513,000**

Sold Date

**03-Jul-20**

 3

 1

 2

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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