

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

2 NEVANA CLOSE 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Albanvale

Period-from

01 Apr 2023

to

31 Mar 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

5 HEDGEROW COURT ALBANVALE VIC 3021	\$665,000	23-Mar-24
15 ALBANVALE DRIVE ALBANVALE VIC 3021	\$660,000	25-Nov-23
10 KELLIE COURT ALBANVALE VIC 3021	\$685,000	14-Mar-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: 29 April 2024



5 HEDGEROW COURT ALBANVALE VIC 3021

Sold Price

^{RS}
\$665,000

Sold Date

23-Mar-24


3



1



2

Distance

0.46km


15 ALBANVALE DRIVE ALBANVALE VIC 3021

Sold Price

\$660,000

Sold Date

25-Nov-23


3



2



2

Distance

0.59km


10 KELLIE COURT ALBANVALE VIC 3021

Sold Price

^{RS}
\$685,000
^{UN}

Sold Date

14-Mar-24


4



2



2

Distance

0.61km
RS = Recent sale

UN = Undisclosed Sale

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