

## 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

24 DIAMOND AVENUE, ALBANVALE, VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$520,000

### Median sale price

Median price

\$547,000

House

X

Unit

Suburb

ALBANVALE

Period

01 April 2017 to 31 March 2018

Source

pricefinder

### 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
40 ROBYN AVE, ALBANVALE, VIC 3021	\$505,000	20/02/2018
38 APPIAN DR, ALBANVALE, VIC 3021	\$520,000	11/01/2018
62 OAKWOOD RD, ALBANVALE, VIC 3021	\$500,000	25/11/2017