

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

3 Sutherland Street, Albanvale Vic 3021

Indicative selling price

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

Single price \$615,000

Median sale price

Median price \$546,000

House

X

Unit

Suburb Albanvale

Period - From 01/10/2017

to 31/12/2017

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	30 Jackson Cirt ALBANVALE 3021	\$600,000	08/12/2017
2	144 Opie Rd ALBANVALE 3021	\$577,000	27/09/2017
3	29 Wintersun Dr ALBANVALE 3021	\$575,000	18/12/2017

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.

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Indicative Selling Price
\$615,000

Median House Price
December quarter 2017: \$546,000



 3  1  4

Rooms:
Property Type:
Agent Comments

Comparable Properties



30 Jackson Cirt ALBANVALE 3021 (REI/VG)

Agent Comments

 3  2  2

Price: \$600,000
Method: Private Sale
Date: 08/12/2017
Rooms: -
Property Type: House
Land Size: 565 sqm approx



144 Opie Rd ALBANVALE 3021 (REI/VG)

Agent Comments

 3  1  2

Price: \$577,000
Method: Private Sale
Date: 27/09/2017
Rooms: 4
Property Type: House
Land Size: 544 sqm approx



29 Wintersun Dr ALBANVALE 3021 (REI/VG)

Agent Comments

 3  1  2

Price: \$575,000
Method: Private Sale
Date: 18/12/2017
Rooms: 4
Property Type: House
Land Size: 627 sqm approx