

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 4 Oakwood 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 \$480,000 & \$528,000

Median sale price

(*Delete house or unit as applicable)

Median price \$463,000 *House X *Unit Suburb Albanvale
Period - From 1/01/2017 to 31/03/2017 Source REIV propertydata.com.au

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. 25 Angelique Grove Albanvale VIC 3021	\$514,000	01/04/2017
2. 6 Rushdale Court Kings Park VIC 3021	\$498,000	13/03/2017
3. 7 Cromwell Road Kings Park VIC 3021	\$490,000	25/02/2017

OR

Property data source: REIV propertydata.com.au.

Additional information about comparable sales.

(This page is optional – Delete this whole page if that is your preference)

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au)



Albanvale 25 Angelique Grove

3 BED 1 BATH 2 CAR 5 ROOMS

METHOD Private

TYPE House

LAND 550m2



Kings Park 6 Rushdale Court

3 BED 1 BATH 1 CAR 5 ROOMS

METHOD Private

TYPE House

LAND 550m2



Kings Park 7 Cromwell Road

3 BED 1 BATH 2 CAR 5 ROOMS

METHOD Private

TYPE House

LAND 525m2