

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

5 Witchwood 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

\$610,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

House

Suburb

Albanvale

Period-from

01 Feb 2020

to

31 Jan 2021

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

1 Pineneedle Court Albanvale VIC 3021	\$650,000	01-Feb-21
14 Balnarring Drive Kings Park VIC 3021	\$610,000	24-Nov-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: 23 February 2021



1 Pineneedle Court Albanvale VIC 3021

Sold Price

^{RS} **\$650,000**

Sold Date

01-Feb-21

 3  2  2

Distance

0.31km



14 Balnarring Drive Kings Park VIC 3021

Sold Price

\$610,000

Sold Date

24-Nov-20

 3  2  4

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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