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

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 rang betwee		\$625,000	&	\$660,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$610,500	Prop	erty type	House		House Suburb Alk			
Period-from	01 Jul 2021	to	30 Jun 2	022	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
48 CONCORD CIRCUIT ALBANVALE VIC 3021	\$660,000	16-Oct-21
18 ISABELLA COURT ALBANVALE VIC 3021	\$655,000	11-Nov-21
4 ANGELIQUE GROVE ALBANVALE VIC 3021	\$667,000	10-Apr-21

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: 14 July 2022



consumer.vic.gov.au



P (03) 9364 6867

P (03) 9304 0007

M +61 478 776 666

 ${\sf E}\ mitch.nguyen@professionalsstalbans.com.$



48 CONCORD CIRCUIT ALBANVALE VIC 3021 $\implies 3 \implies 2 \implies 2$

Sold Price	\$660,000	Sold Date	16-Oct-21
		Distance	0.14km

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Property Impections	Auctions	Saliry mousers	Appaintments	
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18 ISABELLA COURT ALBANVALE VIC 3021			Sold Price	\$655,000	Sold Date	11-Nov-21
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4 ANGI VIC 30		GROVE	ALBANVALE Sol	d Price	\$667,000	Sold Date	10-Apr-21
昌 3	2 🚔	G 6				Distance	0.33km

RS = Recent sale UN = Undisclosed Sale

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