

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

23 DIAMOND AVENUE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Albanvale

Period-from

01 Jan 2023

to

31 Dec 2023

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

10 AMBON AVENUE DEER PARK VIC 3023	\$637,000	11-Sep-23
2 DROITWICH CRESCENT DEER PARK VIC 3023	\$600,000	04-Oct-23
8 OPALA COURT KINGS PARK VIC 3021	\$590,000	24-Sep-23

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: 31 January 2024



10 AMBON AVENUE DEER PARK VIC 3023

 4  1  1

Sold Price

\$637,000

Sold Date

11-Sep-23

Distance

0.89km



2 DROITWICH CRESCENT DEER PARK VIC 3023

 4  1  1

Sold Price

^{RS} **\$600,000**

Sold Date

04-Oct-23

Distance

1.44km



8 OPALA COURT KINGS PARK VIC 3021

 4  1  2

Sold Price

\$590,000

Sold Date

24-Sep-23

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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