

## 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

130 OPIE ROAD ALBANVALE VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,000

Property type

House

Suburb

Albanvale

Period-from

01 Mar 2024

to

28 Feb 2025

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

9 KELLIE COURT ALBANVALE VIC 3021	\$612,000	09-Nov-24
6 PINENEEDLE COURT ALBANVALE VIC 3021	\$580,000	28-Feb-25
19 DELAMARE DRIVE ALBANVALE VIC 3021	\$575,000	25-Sep-24

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: 04 March 2025



**9 KELLIE COURT ALBANVALE VIC 3021**

Sold Price

**\$612,000**

Sold Date **09-Nov-24**

4 2 2

Distance **0.7km**



**6 PINENEEDLE COURT ALBANVALE VIC 3021**

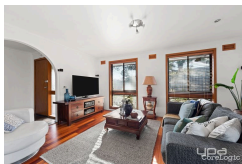
Sold Price

<sup>RS</sup> **\$580,000**

Sold Date **28-Feb-25**

3 1 1

Distance **0.3km**



**19 DELAMARE DRIVE ALBANVALE VIC 3021**

Sold Price

**\$575,000**

Sold Date **25-Sep-24**

3 1 1

Distance **0.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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