

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

3 APPIAN DRIVE 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,500

Property type

House

Suburb

Albanvale

Period-from

01 Feb 2023

to

31 Jan 2024

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

8 BELGRAVE STREET ALBANVALE VIC 3021	\$636,000	10-Jan-24
73 PRESIDENT ROAD ALBANVALE VIC 3021	\$630,000	15-Feb-24
22 SUTHERLAND STREET ALBANVALE VIC 3021	\$650,000	15-Nov-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: 26 February 2024


**8 BELGRAVE STREET ALBANVALE
VIC 3021**

Sold Price

^{RS}
\$636,000

Sold Date

10-Jan-24


3



2



2

Distance

0.34km

**73 PRESIDENT ROAD ALBANVALE
VIC 3021**

Sold Price

^{RS}
\$630,000

Sold Date

15-Feb-24


3



1



1

Distance

0.48km

**22 SUTHERLAND STREET
ALBANVALE VIC 3021**

Sold Price

\$650,000

Sold Date

15-Nov-23


3



1



2

Distance

0.54km
RS = Recent sale

UN = Undisclosed Sale

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