

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 NIKI 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

House

Suburb

Albanvale

Period-from

01 May 2024

to

30 Apr 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

7 CONCORD CIRCUIT ALBANVALE VIC 3021	\$590,000	20-Feb-25
6 PINENEEDLE COURT ALBANVALE VIC 3021	\$580,000	20-Dec-24
62 PRESIDENT ROAD ALBANVALE VIC 3021	\$560,000	26-Nov-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: 08 May 2025



**7 CONCORD CIRCUIT ALBANVALE
VIC 3021**

Sold Price

\$590,000

Sold Date

20-Feb-25

 2

 1

 -

Distance

0.62km



**6 PINENEEDLE COURT
ALBANVALE VIC 3021**

Sold Price

\$580,000

Sold Date

20-Dec-24

 3

 1

 1

Distance

0.35km



**62 PRESIDENT ROAD ALBANVALE
VIC 3021**

Sold Price

\$560,000

Sold Date

26-Nov-24

 3

 1

 -

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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