

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

9 COSMA COURT 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

House

Suburb

Albanvale

Period-from

01 Apr 2024

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 5 BLOOMINGDALE AVENUE ALBANVALE VIC 3021 | \$640,000 | 09-Feb-25 |
| 68 FAIRFAX CIRCUIT ALBANVALE VIC 3021 | \$642,500 | 19-Dec-24 |
| 5 WOODLAND DRIVE ALBANVALE VIC 3021 | \$625,000 | 21-Mar-25 |

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: 24 April 2025



**5 BLOOMINGDALE AVENUE
ALBANVALE VIC 3021**

 3  1  2

Sold Price **\$640,000** Sold Date **09-Feb-25**

Distance **0.5km**



**68 FAIRFAX CIRCUIT ALBANVALE
VIC 3021**

 3  1  1

Sold Price **\$642,500** Sold Date **19-Dec-24**

Distance **0.6km**



**5 WOODLAND DRIVE ALBANVALE
VIC 3021**

 3  1  2

Sold Price ^{RS} **\$625,000** Sold Date **21-Mar-25**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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