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 WINDBREAK 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	House	Suburb	Albanvale
Period-from	01 Sep 2021	to	31 Aug 2022	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
60 OAKWOOD ROAD ALBANVALE VIC 3021	$525,000	01-Sep-22
51 ROBYN AVENUE ALBANVALE VIC 3021	$532,000	22-Jul-22
7 DIAMOND AVENUE ALBANVALE VIC 3021	$560,000	13-Aug-22

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.~~

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60 OAKWOOD ROAD ALBANVALE VIC 3021

3 1 2

Sold Price RS $525,000 Sold Date 01-Sep-22

Distance 0.2km



51 ROBYN AVENUE ALBANVALE VIC 3021

3 1 2

Sold Price RS $532,000 UN Sold Date 22-Jul-22

Distance 0.54km



7 DIAMOND AVENUE ALBANVALE VIC 3021

3 1 2

Sold Price RS $560,000 Sold Date 13-Aug-22

Distance 0.57km

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

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