

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**33 ROBYN AVENUE, ALBANVALE, VIC**

4 2 2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$600,000 to \$650,000**

Provided by: Eddy Hsu, Sweeney Estate Agents Sunshine

## SUBURB MEDIAN



**ALBANVALE, VIC, 3021**

Suburb Median Sale Price (House)

**\$461,000**

01 January 2017 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**58 PRESIDENT RD, ALBANVALE, VIC 3021**

4 2 2

Sale Price

**\$615,000**

Sale Date: 09/05/2017

Distance from Property: 638m



**75 FAIRFAX CCT, ALBANVALE, VIC 3021**

4 1 4

Sale Price

**\*\$555,000**

Sale Date: 01/03/2017

Distance from Property: 1.3km



**25 ALBANVALE DR, ALBANVALE, VIC 3021**

3 1 4

Sale Price

**\$488,000**

Sale Date: 03/03/2017

Distance from Property: 1.1km



This report has been compiled on 13/06/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

33 ROBYN AVENUE, ALBANVALE, VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$600,000 to \$650,000

### Median sale price

Median price

\$461,000

House

Unit

Suburb

ALBANVALE

Period

01 January 2017 to 31 March 2017

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
58 PRESIDENT RD, ALBANVALE, VIC 3021	\$615,000	09/05/2017
75 FAIRFAX CCT, ALBANVALE, VIC 3021	*\$555,000	01/03/2017
25 ALBANVALE DR, ALBANVALE, VIC 3021	\$488,000	03/03/2017