

## 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

41 ALBANVALE DRIVE ALBANVALE VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Albanvale

Period-from

01 Nov 2022

to

31 Oct 2023

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 AURA LANE CAROLINE SPRINGS VIC 3023	\$717,000	31-Jul-23
25 SANDPIPER STREET CAIRNLEA VIC 3023	\$715,000	28-Sep-23
14 BENDIGO CIRCUIT CAROLINE SPRINGS VIC 3023	\$710,000	07-Sep-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: 22 November 2023



**5 AURA LANE CAROLINE SPRINGS  
VIC 3023**

 3  2  2

Sold Price

**\$717,000**

Sold Date

**31-Jul-23**

Distance

**1.95km**



**25 SANDPIPER STREET CAIRNLEA  
VIC 3023**

 2  1  2

Sold Price

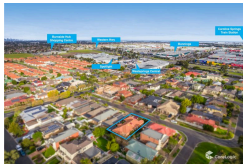
<sup>RS</sup> **\$715,000**

Sold Date

**28-Sep-23**

Distance

**1.98km**



**14 BENDIGO CIRCUIT CAROLINE  
SPRINGS VIC 3023**

 3  2  1

Sold Price

**\$710,000**

Sold Date

**07-Sep-23**

Distance

**1.69km**

RS = Recent sale

UN = Undisclosed Sale

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