

## 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

11 SUTHERLAND STREET 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

\$600,000

&

\$640,000

### 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

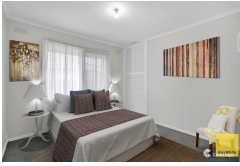
Date of sale

43 DOVER STREET ALBANVALE VIC 3021	\$631,000	29-May-23
4 WINDBREAK COURT ALBANVALE VIC 3021	\$635,000	06-Dec-22
3 ANNETTA COURT ALBANVALE VIC 3021	\$600,000	14-Oct-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.~~

This Statement of Information was prepared on: 29 November 2023



**43 DOVER STREET ALBANVALE  
VIC 3021**

3 2 2

Sold Price **\$631,000** Sold Date **29-May-23**

Distance **0.1km**



**4 WINDBREAK COURT  
ALBANVALE VIC 3021**

3 2 2

Sold Price **\$635,000** Sold Date **06-Dec-22**

Distance **0.32km**



**3 ANNETTA COURT ALBANVALE  
VIC 3021**

3 1 2

Sold Price **\$600,000** Sold Date **14-Oct-22**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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