

## 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

3 APPIAN 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

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,500

Property type

House

Suburb

Albanvale

Period-from

01 Feb 2023

to

31 Jan 2024

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

8 BELGRAVE STREET ALBANVALE VIC 3021	\$636,000	10-Jan-24
73 PRESIDENT ROAD ALBANVALE VIC 3021	\$630,000	15-Feb-24
22 SUTHERLAND STREET ALBANVALE VIC 3021	\$650,000	15-Nov-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: 26 February 2024

**8 BELGRAVE STREET ALBANVALE  
VIC 3021**3  2  2 

Sold Price

RS

**\$636,000**

Sold Date

**10-Jan-24**

Distance

**0.34km****73 PRESIDENT ROAD ALBANVALE  
VIC 3021**3  1  1 

Sold Price

RS

**\$630,000**

Sold Date

**15-Feb-24**

Distance

**0.48km****22 SUTHERLAND STREET  
ALBANVALE VIC 3021**3  1  2 

Sold Price

**\$650,000**

Sold Date

**15-Nov-23**

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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