

## 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 TAMARA 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Albanvale

Period-from

01 Aug 2022

to

31 Jul 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 26 ROBYN AVENUE ALBANVALE VIC 3021   | \$600,000 | 03-May-22 |
| 8 PRESIDENT ROAD ALBANVALE VIC 3021  | \$600,000 | 25-May-23 |
| 11 BRIDGET COURT KINGS PARK VIC 3021 | \$612,000 | 04-Mar-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: 07 August 2023



**26 ROBYN AVENUE ALBANVALE  
VIC 3021**

3 1 2

Sold Price

**\$600,000**

Sold Date **03-May-23**

Distance **0.08km**



**8 PRESIDENT ROAD ALBANVALE  
VIC 3021**

3 1 4

Sold Price

Sold Date **25-May-23**

Distance **0.25km**



**11 BRIDGET COURT KINGS PARK  
VIC 3021**

3 1 1

Sold Price

**\$612,000**

Sold Date **04-Mar-23**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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