

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

32 OAKWOOD ROAD ALBANVALE VIC 3021

Indicative selling price

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

Single Price

or range
between

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Albanvale

Period-from

01 Mar 2023

to

29 Feb 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

7 TRENTON CLOSE ALBANVALE VIC 3021	\$550,000	15-Jan-24
48 TASMAN AVENUE DEER PARK VIC 3023	\$550,000	01-Nov-23
6 PHYLLIS PARADE DEER PARK VIC 3023	\$536,000	25-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: 20 March 2024



**7 TRENTON CLOSE ALBANVALE
VIC 3021**

 3  1  1

Sold Price **\$550,000** Sold Date **15-Jan-24**

Distance **0.63km**



**48 TASMAN AVENUE DEER PARK
VIC 3023**

 3  1  2

Sold Price Sold Date **01-Nov-23**

Distance **1.45km**



**6 PHYLLIS PARADE DEER PARK
VIC 3023**

 3  1  -

Sold Price **\$536,000** Sold Date **25-Nov-23**

Distance **1.45km**

RS = Recent sale UN = Undisclosed Sale

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