

## 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

46 ENTALLY 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

\$595,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Albanvale

Period-from

01 Dec 2022

to

30 Nov 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 KELLIE COURT ALBANVALE VIC 3021	\$640,000	04-Oct-23
4 FALCON WALK KINGS PARK VIC 3021	\$640,000	28-Jun-23
38 MOFFAT STREET ST ALBANS VIC 3021	\$640,000	20-Oct-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: 05 December 2023

**5 KELLIE COURT ALBANVALE VIC  
3021**

Sold Price

**\$640,000**

Sold Date

**04-Oct-23** 4  2  2

Distance

**0.83km****4 FALCON WALK KINGS PARK VIC  
3021**

Sold Price

Sold Date

**28-Jun-23** 3  2  2

Distance

**0.61km****38 MOFFAT STREET ST ALBANS  
VIC 3021**

Sold Price

Sold Date

**20-Oct-23** 3  1  -

Distance

**1.55km**

RS = Recent sale

UN = Undisclosed Sale

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