

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

8 BELGRAVE STREET 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Albanvale

Period-from

01 Oct 2022

to

30 Sep 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

622 MAIN ROAD WEST KINGS PARK VIC 3021	\$650,000	17-Aug-23
4 FALCON WALK KINGS PARK VIC 3021	\$640,000	28-Jun-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: 10 October 2023



**622 MAIN ROAD WEST KINGS
PARK VIC 3021**

 3  1  3

Sold Price

^{RS} **\$650,000**

Sold Date **17-Aug-23**

Distance **1.03km**



**4 FALCON WALK KINGS PARK VIC
3021**

 3  2  2

Sold Price

\$640,000

Sold Date **28-Jun-23**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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