

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

88 EVERGREEN AVENUE 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Albanvale

Period-from

01 May 2023

to

30 Apr 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

19 PRESIDENT ROAD ALBANVALE VIC 3021	\$800,000	25-Mar-24
103 CHISHOLM DRIVE CAROLINE SPRINGS VIC 3023	\$790,000	12-Dec-23
25 WINNINGTON STREET DEER PARK VIC 3023	\$785,000	27-Apr-24

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: 29 May 2024



**19 PRESIDENT ROAD ALBANVALE
VIC 3021**

4 2 4

Sold Price

\$800,000

Sold Date

25-Mar-24

Distance

1.32km



**103 CHISHOLM DRIVE CAROLINE
SPRINGS VIC 3023**

3 2 2

Sold Price

\$790,000

Sold Date

12-Dec-23

Distance

1.67km



**25 WINNINGTON STREET DEER
PARK VIC 3023**

3 2 2

Sold Price

^{RS} **\$785,000**

Sold Date

27-Apr-24

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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