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	87 MCCANN DRIVE 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	$630,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	House	Suburb	Albanvale
Period-from	01 Oct 2021	to	30 Sep 2022	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.

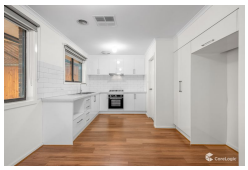
Address of comparable property	Price	Date of sale
16 DOVER STREET ALBANVALE VIC 3021	$648,888	31-May-22
18 DOVER STREET ALBANVALE VIC 3021	$630,000	22-Apr-22
10 INVERELL STREET BURNSIDE HEIGHTS VIC 3023	$675,000	17-Sep-22

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: 03 October 2022

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16 DOVER STREET ALBANVALE VIC 3021

3 1 2

Sold Price **$648,888** Sold Date **31-May-22**

Distance **1.24km**



18 DOVER STREET ALBANVALE VIC 3021

4 2 2

Sold Price **$630,000** Sold Date **22-Apr-22**

Distance **1.24km**



10 INVERELL STREET BURNSIDE HEIGHTS VIC 3023

3 2 2

Sold Price RS **$675,000** Sold Date **17-Sep-22**

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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