





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 WITCHWOOD CLOSE, ALBANVALE, VIC 🕮 3 🕒 1 🚓 2







Indicative Selling Price

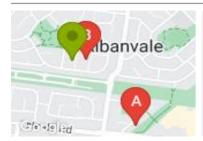
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$660,000 to \$710,000

Provided by: Harry Nguyen, N7realestate.com.au

MEDIAN SALE PRICE



ALBANVALE, VIC, 3021

Suburb Median Sale Price (House)

\$620,000

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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 six months.



12 ANGELIQUE GR, ALBANVALE, VIC 3021







Sale Price

*\$705,000

Sale Date: 16/07/2024

Distance from Property: 625m





3 GARDNER CRT, ALBANVALE, VIC 3021









Sale Price \$668,000

Sale Date: 27/03/2024

Distance from Property: 94m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

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It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

2 WITCHWOOD CLOSE, ALBANVALE, VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underguoting

Price Range: \$660,000 to \$710,000

Median sale price

Median price	\$620,000	Property type	House	Sub	burb	ALBANVALE
Period	01 July 2023 to 30 June 2024		Source		pricefinder	

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
12 ANGELIQUE GR, ALBANVALE, VIC 3021	*\$705,000	16/07/2024
3 GARDNER CRT, ALBANVALE, VIC 3021	\$668,000	27/03/2024

This Statement of Information was prepared on:

01/08/2024

