

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode **53 Robyn 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 **\$550,000** or range between &

Median sale price

(*Delete house or unit as applicable)

Median price **\$510,000** *House *Unit Suburb **Albanvale**

Period - From **01 Mar 2019** to **29 Feb 2019** 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 six 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
1 10 Sutherland Street, Albanvale Vic 3021	\$530,000	24 Nov 2019
2 12 Trafalgar Street, Albanvale Vic 3021	\$540,000	03 Feb 2020
3 6 Bunya Drive, Albanvale Vic 3021	\$512,500	07 Oct 2019

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 six months.