

## 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

305 MAIN ROAD WEST ALBANVALE VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Albanvale

Period-from

01 Mar 2021

to

28 Feb 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

10 AXFORD ROAD KINGS PARK VIC 3021	\$751,000	17-Mar-22
2 DUVAL COURT ALBANVALE VIC 3021	\$650,000	10-Dec-21
42 CONCORD CIRCUIT ALBANVALE VIC 3021	\$665,000	25-Feb-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.~~

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**10 AXFORD ROAD KINGS PARK  
VIC 3021**

3 1 2

Sold Price

<sup>RS</sup> **\$751,000**

Sold Date

**17-Mar-22**

Distance

**0.88km**



**2 DUVAL COURT ALBANVALE VIC  
3021**

3 1 2

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**10-Dec-21**

Distance

**0.95km**



**42 CONCORD CIRCUIT  
ALBANVALE VIC 3021**

3 1 2

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date

**25-Feb-22**

Distance

**1.19km**



**34 BEVERLEY STREET KINGS PARK  
VIC 3021**

3 1 2

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date

**07-Mar-22**

Distance

**1.26km**



**21 KODRE STREET ST ALBANS VIC  
3021**

3 1 2

Sold Price

**\$645,000**

Sold Date

**08-Dec-21**

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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