

## Statement of Information

Prepared on 20 October 2020



16 Diamond Avenue, Albanvale VIC 3021



**Raine & Horne St Albans**

352 Main Rd West  
ST ALBANS VIC 3021

m: 0422 576 473  
w: 03 9367 9888

## 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

16 Diamond Avenue 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

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

House

Suburb

Albanvale

Period-from

01 Oct 2019

to

30 Sep 2020

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

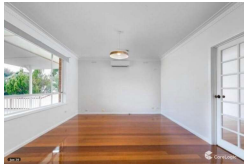
23 Grace Street St Albans VIC 3021	\$590,000	16-May-20
4 Marcellin Court Deer Park VIC 3023	\$565,000	10-Jul-20
3 Walnut Court Kings Park VIC 3021	\$545,000	14-Jul-20

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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**23 Grace Street St Albans VIC 3021** Sold Price **\$590,000** Sold Date **16-May-20**

3 1 2

Distance **3.78km**



**4 Marcellin Court Deer Park VIC 3023** Sold Price **\$565,000** Sold Date **10-Jul-20**

3 1 2

Distance **2.45km**



**3 Walnut Court Kings Park VIC 3021** Sold Price **\$545,000** Sold Date **14-Jul-20**

3 1 2

Distance **1.73km**



**4 Maplewood Road Kings Park VIC 3021** Sold Price **\$530,000** Sold Date **05-Jun-20**

3 1 2

Distance **1.5km**



**28 Oakwood Road Albanvale VIC 3021** Sold Price **\$505,000** Sold Date **18-Jul-20**

3 1 2

Distance **0.35km**

RS = Recent sale      UN = Undisclosed Sale

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