

## 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

51 Tarlee Drive 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,000

Property type

House

Suburb

Albanvale

Period-from

01 Mar 2020

to

28 Feb 2021

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

3 Niki Close Albanvale VIC 3021	\$550,000	23-Nov-20
6 Tarlee Drive Albanvale VIC 3021	\$520,000	23-Feb-21
14 Dover Street Albanvale VIC 3021	\$475,000	29-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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# AREASPECIALIST

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**3 Niki Close Albanvale VIC 3021**

Sold Price

**\$550,000**

Sold Date **23-Nov-20**

4 2 1

Distance **0.15km**



**6 Tarlee Drive Albanvale VIC 3021**

Sold Price

<sup>RS</sup> **\$520,000**

Sold Date **23-Feb-21**

3 1 3

Distance **0.12km**



**14 Dover Street Albanvale VIC 3021**

Sold Price

**\$475,000**

Sold Date **29-Jul-20**

3 2 1

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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