

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

43 FAIRFAX CIRCUIT 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

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

House

Suburb

Albanvale

Period-from

01 Jul 2024

to

30 Jun 2025

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

57 CONCORD CIRCUIT ALBANVALE VIC 3021	\$660,000	10-Jul-25
3 NIKI CLOSE ALBANVALE VIC 3021	\$650,000	14-May-25
1 WOODLAND DRIVE ALBANVALE VIC 3021	\$638,000	04-Jul-25

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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Thomas Nguyen

M 0433255438

E thomas.nguyen@barryplant.com.au



**57 CONCORD CIRCUIT
ALBANVALE VIC 3021**

 3  1  2

Sold Price

^{RS} **\$660,000**

Sold Date

10-Jul-25

Distance

0.4km



**3 NIKI CLOSE ALBANVALE VIC
3021**

 4  2  1

Sold Price

\$650,000

Sold Date

14-May-25

Distance

0.42km



**1 WOODLAND DRIVE ALBANVALE
VIC 3021**

 3  1  2

Sold Price

^{RS} **\$638,000**

Sold Date

04-Jul-25

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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