



YPA St Albans
M 03 9364 1888
E stalbans@ypa.com.au

STATEMENT OF INFORMATION

Prepared on 17 August 2017

House Offered for Sale

13 Isabella Court Albanvale VIC 3021

3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$570,000

Median Sale Price

\$458,500 Houses in Albanvale between Aug 2016 - Jul 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



25 Fairfax Circuit Albanvale VIC 3021

3 2 3

Sold Price **\$535,000** Sold Date **08-Apr-17**

Distance **0.58km**



35 Concord Circuit Albanvale VIC 3021

3 2 3

Sold Price **\$525,000** Sold Date **26-Apr-17**

Distance **0.3km**



59 Appian Drive Albanvale VIC 3021

3 2 1

Sold Price **\$580,000** Sold Date **14-Jul-17**

Distance **0.4km**

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