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STATEMENT OF INFORMATION

Prepared on 21 Apr 2018

HOUSE Offered for Sale

295 Main Road West Albanvale VIC 3021

3 1 1

Indicative Selling Price

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

Range between \$520,000 & \$550,000

Median Sale Price

\$540,000 Houses in Albanvale between Apr 2017 - Mar 2018

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.



26 Robyn Avenue Albanvale VIC 3021

3 1 2

Sold Price **\$535,000** Sold Date **02-Dec-17**

Distance **0.23km**



3 Sutherland Street Albanvale VIC 3021

3 1 4

Sold Price **\$600,000** Sold Date **05-Apr-18**

Distance **0.33km**



20 Dover Street Albanvale VIC 3021

3 1 2

Sold Price **\$525,000** Sold Date **05-Mar-18**

Distance **0.41km**

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