



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

## STATEMENT OF INFORMATION

Prepared on 21 Apr 2018

### HOUSE Offered for Sale

111 Opie Road Albanvale VIC 3021

3 2 -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$530,000

### 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.



**38 Concord Circuit Albanvale VIC 3021**

3 2 1

Sold Price

**\$545,000**

Sold Date

**05-Apr-18**

Distance

**0.5km**



**15 Pineneedle Court Albanvale VIC 3021**

3 2 4

Sold Price

**\$560,000**

Sold Date

**07-Feb-18**

Distance

**0.57km**



**9 Fernhill Court Albanvale VIC 3021**

3 2 1

Sold Price

**\$547,000**

Sold Date

**17-Mar-18**

Distance

**0.65km**

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