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**STATEMENT OF INFORMATION**

Single residential property located  
in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

|                                             |                              |
|---------------------------------------------|------------------------------|
| Address<br>Including suburb and<br>postcode | 18 Wintersun drive ALBANVALE |
|                                             | 3021                         |

**Indicative selling price**

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

Price Range

\$510,000 - \$560,000

**Median sale price**

|               |           |        |                                     |        |                          |        |           |
|---------------|-----------|--------|-------------------------------------|--------|--------------------------|--------|-----------|
| Median price  | \$450,000 | *House | <input checked="" type="checkbox"/> | *Unit  | <input type="checkbox"/> | Suburb | Albanvale |
| Period - From | June 2016 | to     | June 2017                           | Source | REIV propertydata.com.au |        |           |

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--------------------------------|-----------|--------------|
| 11 Woodland Drive Albanvale    | \$545,000 | June 2017    |
| 3 Newark Court, Albanvale      | \$520,000 | May 2017     |
| 25 Angelique Grove, Albanvale  | \$514,000 | April 2017   |

Property data source: REIV propertydata.com.au