



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 11 Feb 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

9A Oakwood Road Albanvale VIC 3021

3 2 1

Indicative Selling Price

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

Single Price \$490,000

Median Sale Price

\$546,000 Houses in Albanvale between 01 Feb 2018 - 31 Jan 2019

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.

	7 Entally Drive Albanvale VIC 3021	Sold Price	\$500,000	Sold Date	16-Aug-18
	3 2 4			Distance	0.45km
	74 Evergreen Avenue Albanvale VIC 3021	Sold Price	\$512,000	Sold Date	03-Aug-18
	3 2 2			Distance	0.62km
	83 Fairfax Circuit Albanvale VIC 3021	Sold Price	\$535,000	Sold Date	11-Sep-18
	3 2 3			Distance	0.78km

RS = Recent sale UN = Undisclosed Sale

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