



YPA St Albans

M 03 9364 1888
E stalbans@ypa.com.au

STATEMENT OF INFORMATION

Prepared on 18 Dec 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

3 Milford Close Albanvale VIC 3021

3 1 2

Indicative Selling Price

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

Range between \$510,000 & \$560,000

Median Sale Price

\$547,500 Houses in Albanvale between 01 Dec 2017 - 30 Nov 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.



13 Tarlee Drive Albanvale VIC 3021 Sold Price **\$540,000** Sold Date **14-Oct-18**

3 1 4

Distance **0.16km**



21 Diamond Avenue Albanvale VIC 3021 Sold Price **\$555,000** Sold Date **18-Jun-18**

3 1 2

Distance **0.96km**



1 Abbot Court Albanvale VIC 3021 Sold Price **\$561,000** Sold Date **18-Jun-18**

3 1 2

Distance **1.33km**

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