



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 17 Jan 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

55 President Road Albanvale VIC 3021

- - -

Indicative Selling Price

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

Range between \$510,000 & \$550,000

Median Sale Price

\$546,000 Houses in Albanvale between 01 Jan 2018 - 31 Dec 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.



16 President Road Albanvale VIC 3021

3 2 2

Sold Price

\$561,000

Sold Date

31-Jul-18

Distance

0.29km



4 Angelique Grove Albanvale VIC 3021

4 2 1

Sold Price

\$530,000

Sold Date

30-Nov-18

Distance

0.41km



91 Concord Circuit Albanvale VIC 3021

3 1 2

Sold Price

\$540,000

Sold Date

25-Sep-18

Distance

0.53km

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