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STATEMENT OF INFORMATION

Prepared on 22 Feb 2018

HOUSE Offered for Sale

20 Annetta Court Albanvale VIC 3021

3 1 3

Indicative Selling Price

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

Range between \$460,000 & \$490,000

Median Sale Price

\$512,500 Houses in Albanvale between Feb 2017 - Jan 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.



3 Oakwood Road Albanvale VIC 3021

3 1 2

Sold Price **\$480,000** Sold Date **13-Nov-17**

Distance **0.15km**



49 Trafalgar Street Albanvale VIC 3021

3 1 -

Sold Price **\$486,000** Sold Date **28-Nov-17**

Distance **0.16km**



3 Annetta Court Albanvale VIC 3021

3 1 2

Sold Price **\$530,000** Sold Date **12-Dec-17**

Distance **0.05km**

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