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STATEMENT OF INFORMATION

Prepared on 30 Oct 2017

HOUSE Offered for Sale

97 Fairfax Circuit Albanvale VIC 3021

3 1 2

Indicative Selling Price

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

Range between \$500,000 & \$550,000

Median Sale Price

\$478,500 Houses in Albanvale between Oct 2016 - Sep 2017

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.



59 Appian Drive Albanvale VIC 3021

3 2 1

Sold Price **\$580,000** Sold Date **08-Jul-17**

Distance **0.68km**



3 Newark Court Albanvale VIC 3021

3 1 2

Sold Price **\$520,000** Sold Date **29-May-17**

Distance **0.22km**



59 Trafalgar Street Albanvale VIC 3021

3 1 2

Sold Price **\$530,000** Sold Date **24-May-17**

Distance **1.03km**

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