

STATEMENT OF INFORMATION

15 PINENEEDLE COURT, ALBANVALE, VIC 3021

PREPARED BY BINH NGUYEN (BENNY), SWEENEY ESTATE AGENTS, SUNSHINE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**15 PINENEEDLE COURT, ALBANVALE, VIC**  3  2  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$550,000 to \$600,000**

Provided by: Binh Nguyen (Benny), Sweeney Estate Agents, Sunshine

MEDIAN SALE PRICE

**ALBANVALE, VIC, 3021**

Suburb Median Sale Price (House)

\$495,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**24 SUTHERLAND ST, ALBANVALE, VIC 3021** 3  2  3

Sale Price

***\$580,000**

Sale Date: 16/09/2017

Distance from Property: 597m

**39 WINTERSUN DR, ALBANVALE, VIC 3021** 4  1  3

Sale Price

\$567,000

Sale Date: 20/09/2017

Distance from Property: 293m

**8 URBAN PL, ALBANVALE, VIC 3021** 3  2  2

Sale Price

***\$610,000**

Sale Date: 08/11/2017

Distance from Property: 826m

This report has been compiled on 12/12/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 PINENEEDLE COURT, ALBANVALE, VIC 3021

Indicative selling price

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

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$495,000

House

X

Unit


Suburb

ALBANVALE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
24 SUTHERLAND ST, ALBANVALE, VIC 3021	*\$580,000	16/09/2017
39 WINTERSUN DR, ALBANVALE, VIC 3021	\$567,000	20/09/2017
8 URBAN PL, ALBANVALE, VIC 3021	*\$610,000	08/11/2017