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

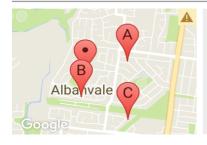
For the meaning of this price see consumer.vic.au/underquoting

Price 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)

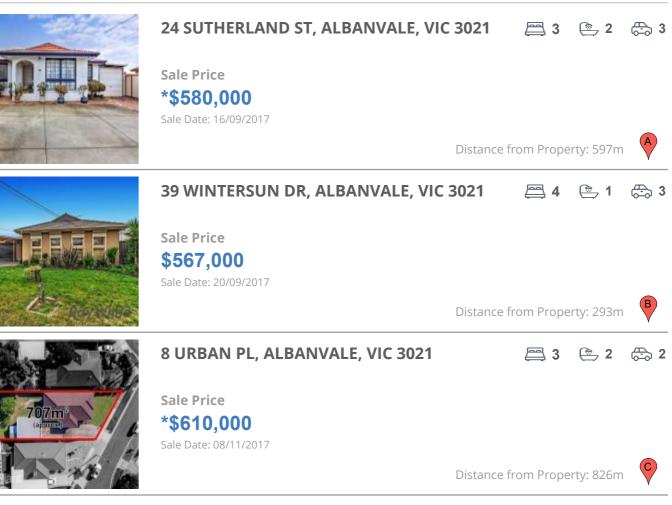
\$495,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



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

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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

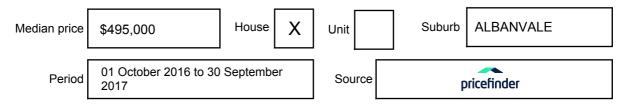
Indicative selling price

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

Price Range:

\$550,000 to \$600,000

Median sale price



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