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## STATEMENT OF INFORMATION

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### House Offered for Sale

32 Dover Street Albanvale VIC 3021

3 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$580,000

### Median Sale Price

\$450,000 Houses in Albanvale between Jul 2016 - Jun 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.



28 Oakwood Road Albanvale VIC 3021

3 1 2

Sold Price

\$526,500

Sold Date

24-Jun-17

Distance

0.5km



271 Main Road West Albanvale VIC 3021

3 1 1

Sold Price

\$535,000

Sold Date

01-May-17

Distance

0.34km



3 Appian Drive Albanvale VIC 3021

3 1 2

Sold Price

\$550,000

Sold Date

18-Jul-17

Distance

0.14km

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