

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 13 WINTERSUN DRIVE, ALBANVALE, VIC 3021

Indicative selling price

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

Single Price: \$619,000

Median sale price

Median price \$562,000 House ☒ Unit ☐ Suburb ALBANVALE
Period 01 January 2018 to 31 March 2018 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
54 EVERGREEN AVE, ALBANVALE, VIC 3021	*\$555,000	22/03/2018
15 PINENEEDLE CRT, ALBANVALE, VIC 3021	*\$560,000	07/02/2018
39 EVERGREEN AVE, ALBANVALE, VIC 3021	\$562,000	30/01/2018