



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 16 Oct 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

55 Entally Drive Albanvale VIC 3021

4 2 2

Indicative Selling Price

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

Range between \$620,000 & \$640,000

Median Sale Price

\$555,000 Houses in Albanvale between 01 Oct 2017 - 30 Sep 2018

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.



23 Leckie Drive Albanvale VIC 3021	Sold Price	\$620,000	Sold Date	28-Feb-18
4 2 2			Distance	0.48km



1 Gardner Court Albanvale VIC 3021	Sold Price	\$610,000	Sold Date	31-Jul-18
4 2 2			Distance	0.71km



35 Fairfax Circuit Albanvale VIC 3021	Sold Price	\$620,000	Sold Date	21-Jun-18
4 2 2			Distance	1.05km

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