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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

93 Diamond Avenue Albanvale VIC 3021

 3  2  1

Indicative Selling Price

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

Range between \$470,000 & \$490,000

Median Sale Price

\$543,000 Houses in Albanvale between 01 Mar 2018 - 28 Feb 2019

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.



7 Annetta Court Albanvale VIC 3021 Sold Price **\$535,000** Sold Date **30-Apr-18**

 3  1  3

Distance **0.18km**



25 Dover Street Albanvale VIC 3021 Sold Price ^{RS} **\$510,000** Sold Date **08-Mar-19**

 3  2  2

Distance **0.26km**



28 Dover Street Albanvale VIC 3021 Sold Price **\$515,000** Sold Date **22-Oct-18**

 3  1  2

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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