

STATEMENT OF INFORMATION

30 JACKSON CIRCUIT, ALBANVALE, VIC 3021

PREPARED BY REX, BORAN REAL ESTATE, PHONE: 043214200

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 JACKSON CIRCUIT, ALBANVALE, VIC

 3  2  1

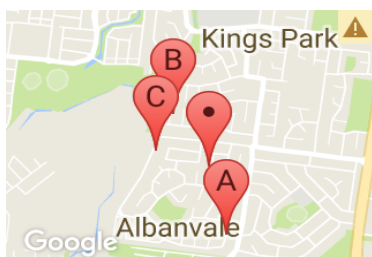
Indicative Selling Price

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

Price Range: 580,000 to 620,000

Provided by: rex, Boran Real Estate

MEDIAN SALE PRICE



ALBANVALE, VIC, 3021

Suburb Median Sale Price (House)

\$482,000

01 October 2016 to 30 September 2017

Provided by: 

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.



5 WINTERSUN DR, ALBANVALE, VIC 3021

 3  1  2

Sale Price

Price Withheld

Sale Date: 04/10/2017

Distance from Property: 504m



10 BARON CRT, KINGS PARK, VIC 3021

 3  2  2

Sale Price

***\$562,000**

Sale Date: 28/09/2017

Distance from Property: 439m



144 OPIE RD, ALBANVALE, VIC 3021

 3  1  2

Sale Price

***\$577,000**

Sale Date: 27/09/2017

Distance from Property: 361m



This report has been compiled on 13/10/2017 by Boran Real Estate. 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

30 JACKSON CIRCUIT, ALBANVALE, VIC 3021

Indicative selling price

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

Price Range:

580,000 to 620,000

Median sale price

Median price

\$482,000

House

X

Unit


Suburb

ALBANVALE

Period

01 October 2016 to 30 September 2017

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
5 WINTERSUN DR, ALBANVALE, VIC 3021	Price Withheld	04/10/2017
10 BARON CRT, KINGS PARK, VIC 3021	*\$562,000	28/09/2017
144 OPIE RD, ALBANVALE, VIC 3021	*\$577,000	27/09/2017