

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	4 Windbreak Court, Albanvale
	3021

Indicative selling price

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

Price Range	\$540,000 - \$570,000
-------------	-----------------------

Median sale price

Median price	\$450,000	*House	<input checked="" type="checkbox"/>	*Unit	<input type="checkbox"/>	Suburb	Albanvale
Period - From	June 2016	to	June 2017	Source	REIV propertydata.com.au		

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
11 Woodland Drive Albanvale	\$545,000	June 2017
3 Newark Court, Albanvale	\$520,000	May 2017
25 Angelique Grove, Albanvale	\$514,000	April 2017

Property data source: REIV propertydata.com.au