



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 13 May 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

11 Witchwood Close Albanvale VIC 3021

3 - -

Indicative Selling Price

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

Range between \$440,000 & \$480,000

Median Sale Price

\$540,000 Houses in Albanvale between 01 May 2018 - 30 Apr 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.

	2 Witchwood Close Albanvale VIC 3021 3 1 1	Sold Price ^{RS} \$460,000	Sold Date 02-May-19	Distance 0.06km
	44 Evergreen Avenue Albanvale VIC 3021 3 1 -	Sold Price ^{RS} \$460,000	Sold Date 19-Mar-19	Distance 0.41km
	2/24 Jamieson Street St Albans VIC 3021 3 1 1	Sold Price \$440,000	Sold Date 14-Nov-18	Distance 1.86km

RS = Recent sale UN = Undisclosed Sale

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