



YPA St Albans

M 03 9364 1888  
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## STATEMENT OF INFORMATION

Prepared on 20 Feb 2019

Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

4/189 Opie Road Albanvale VIC 3021

3 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$420,000

### Median Sale Price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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.



**1/14 Shepherds Grove Kings Park  
VIC 3021**

3 1 1

Sold Price

**\$452,000**

Sold Date

**18-Aug-18**

Distance

**0.69km**



**3 Stockton Place Kings Park VIC  
3021**

3 1 2

Sold Price

**\$400,000**

Sold Date

**22-May-18**

Distance

**0.75km**

RS = Recent sale

UN = Undisclosed Sale

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**1/5 Douglas Avenue St Albans VIC 3021** Sold Price **\$380,000** Sold Date **29-May-18**

3 1 1

Distance **1.75km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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