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### HOUSE Offered for Sale

9 Fernhill Court Albanvale VIC 3021

3 2 1

### Indicative Selling Price

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

Range between \$550,000 & \$580,000

### Median Sale Price

\$512,500 Houses in Albanvale between Feb 2017 - Jan 2018

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.



**4 Windbreak Court Albanvale VIC 3021**

3 2 2

Sold Price **\$555,000** Sold Date **02-Sep-17**

Distance **0.26km**



**39 Evergreen Avenue Albanvale VIC 3021**

3 2 1

Sold Price **\$562,000** Sold Date **30-Jan-18**

Distance **0.19km**



**8 Urban Place Albanvale VIC 3021**

3 2 2

Sold Price **\$610,000** Sold Date **11-Nov-17**

Distance **0.82km**

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