



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 03 Apr 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Newark Court Albanvale VIC 3021

3 2 3

Indicative Selling Price

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

Range between \$510,000 & \$560,000

Median Sale Price

\$543,000 Houses in Albanvale between 01 Apr 2018 - 31 Mar 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.



28 Concord Circuit Albanvale VIC 3021	Sold Price	\$560,000	Sold Date	11-Feb-19
3 2 1			Distance	0.21km



22 Redditch Crescent Deer Park VIC 3023	Sold Price	\$555,000	Sold Date	09-Nov-18
3 2 3			Distance	0.58km



25 Dover Street Albanvale VIC 3021	Sold Price	^{RS} \$510,000	Sold Date	08-Mar-19
3 2 2			Distance	0.94km

RS = Recent sale UN = Undisclosed Sale

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