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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

54 President Road Albanvale VIC 3021

 3  1  2

## Indicative Selling Price

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

Range between \$490,000 & \$539,000

## Median Sale Price

\$543,000 Houses in Albanvale between 01 Mar 2018 - 28 Feb 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.

|                                                                                     |                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
|  | <b>52 Appian Drive Albanvale VIC 3021</b>                                                                                                                                                                                                                         | Sold Price | <b>\$530,000</b> | Sold Date | <b>19-Jun-18</b> |
|                                                                                     |  3  1  2 |            |                  | Distance  | <b>0.1km</b>     |
|  | <b>55 President Road Albanvale VIC 3021</b>                                                                                                                                                                                                                       | Sold Price | <b>\$520,000</b> | Sold Date | <b>30-Jan-19</b> |
|                                                                                     |  3  1  4 |            |                  | Distance  | <b>0.16km</b>    |
|  | <b>24 Diamond Avenue Albanvale VIC 3021</b>                                                                                                                                                                                                                       | Sold Price | <b>\$540,000</b> | Sold Date | <b>21-May-18</b> |
|                                                                                     |  3  2  4 |            |                  | Distance  | <b>0.23km</b>    |

RS = Recent sale UN = Undisclosed Sale

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