

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 ANGELIQUE GROVE, ALBANVALE, VIC  3  3  2

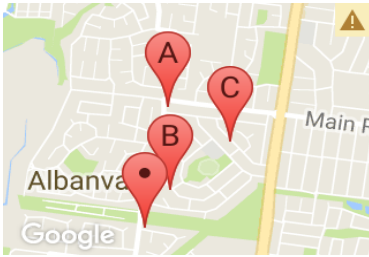
Indicative Selling Price

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

Price Range: **\$600,000 to \$650,000**

Provided by: Eddy Hsu, Sweeney Estate Agents Sunshine

MEDIAN SALE PRICE



ALBANVALE, VIC, 3021

Suburb Median Sale Price (House)

\$523,000

01 April 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



4 OAKWOOD RD, ALBANVALE, VIC 3021  3  1  3

Sale Price

***\$572,000**

Sale Date: 17/06/2017

Distance from Property: 882m



59 APPIAN DR, ALBANVALE, VIC 3021  3  1  1

Sale Price

***\$580,000**

Sale Date: 14/07/2017

Distance from Property: 321m



33 ROBYN AVE, ALBANVALE, VIC 3021  4  3  3

Sale Price

***\$655,000**

Sale Date: 15/07/2017

Distance from Property: 831m



This report has been compiled on 09/08/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54 ANGELIQUE GROVE, ALBANVALE, VIC 3021

Indicative selling price

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

Price Range: \$600,000 to \$650,000

Median sale price

Median price \$523,000

House

Unit

Suburb

ALBANVALE

Period 01 April 2017 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 OAKWOOD RD, ALBANVALE, VIC 3021	*\$572,000	17/06/2017
59 APPIAN DR, ALBANVALE, VIC 3021	*\$580,000	14/07/2017
33 ROBYN AVE, ALBANVALE, VIC 3021	*\$655,000	15/07/2017