



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 34 Appian Drive, ALBANVALE 3021

House

3 beds

2 baths

4 parking

### Indicative selling price

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

**Range \$630,000 - \$650,000**

### Median sale price

Median **House** for **ALBANVALE** for period **Jun 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$535,000**

### Comparable property sales

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

**30 JACKSON CIRCUIT,**  
ALBANVALE 3021

Price **\$600,000** Sold 08  
December 2017

**8 URBAN PLACE,**  
ALBANVALE 3021

Price **\$610,000** Sold 08  
November 2017

**1 OAKWOOD ROAD,**  
ALBANVALE 3021

Price **\$625,000** Sold 09  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents



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