

Statement of Information

Section 47F of the Estate Agents act 1980

12 Oakwood Road, Albanvale

3 Bedroom, 1 Bathroom, Double lockup carport, Land approx. 532m²

Indicative selling price

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

Range between \$560,000 - \$610,000

Median sale price

The median selling price for a **House** in **Deer Park** for the period November 2016 – October 2017 **\$514,000** source RP Data Pty Ltd trading as CoreLogic.

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.

8 Urban Place, Albanvale **\$610,000** **14th Nov 2017**

3 Bedroom, 2 Bathroom, Double garage, Land approx. 707m²

39 Wintersun Drive, Albanvale **\$567,000** **11th Oct 2017**

4 Bedroom, 1 Bathroom, Double garage, single carport, Land approx. 569m²

144 Opie Road, Albanvale **\$577,000** **27th Sept 2017**

3 Bedroom, 1 Bathroom, Double lockup carport, Land approx. 544m²

Contact Agent

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WE DELIVER... **Biggin & Scott**

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.