



Statement of Information

Property offered for sale

47 Dover Street, Albanvale, Vic 3021

Indicative selling price






\$470K-\$490K

Median Sale Price of Houses in **Albanvale** between 29/07/2017 – 29/01/2018

\$500,000 (Source: Pricfinder)

Comparable property sales

These are 3 comparable 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

	49 TRAFALGAR ST, ALBANVALE, VIC 3021	UBD Ref: Melbourne - 219 C3 Distance from Property: 78m	 3	 1	 -
	Property Type: House Area: 534 m ² Area \$/m ² : \$910 RPD: 326//LP97292 Features:	Sale Price: \$486,000 (Agents Advice - Sale) Sale Date: 28/11/2017 Days to Sell: 29 Days Last Price: Under Contract YPA St Chg %: First Price: \$400,000-\$430,000 Chg %:			



3 OAKWOOD RD, ALBANVALE, VIC 3021

UBD Ref: Melbourne - 219 B4
Distance from Property: 332m



3



1



Property Type: House
Area: 534 m²
Area \$/m²: \$899
RPD: 534//LP111880

Features:

Sale Price: **\$480,000 (Agents Advice - Sale)**
Sale Date: 01/12/2017 Days to Sell: **27 Days**
Last Price: \$480,000 - \$510,000 Chg %:
First Price: Between \$480,000 and Chg %:



62 OAKWOOD RD, ALBANVALE, VIC 3021

UBD Ref: Melbourne - 219 B5
Distance from Property: 539m



3



1



Property Type: House
Area: 542 m²
Area \$/m²: \$923
RPD: 445//LP111880

Features:

Sale Price: **\$500,000 (Agents Advice - Sale)**
Sale Date: 25/11/2017 Days to Sell: **29 Days**
Last Price: Contact Agent Chg %:
First Price: \$520,000 - \$560,000 Chg %: **-3.8%**