![YPA logo]

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HOUSE Offered for Sale

4 Angelique Grove Albanvale VIC 3021

🛏 4   🛁 2   🚗 2

Indicative Selling Price

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

Range between $540,000 & $555,000

Median Sale Price

$555,000 Houses in Albanvale between Aug 2017 - Jul 2018
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.

24 Wintersun Drive Albanvale VIC 3021

🛏 4   🛁 2   🚗 2

| Sold Price | **$560,000** | Sold Date | **31-Jul-18** |
| | | Distance | **0.44km** |

52 Appian Drive Albanvale VIC 3021

🛏 3   🛁 1   🚗 2

| Sold Price | **$530,000** | Sold Date | **19-Jun-18** |
| | | Distance | **0.5km** |

36 Woodland Drive Albanvale VIC 3021

🛏 3   🛁 2   🚗 6

| Sold Price | **$549,000** | Sold Date | **21-Apr-18** |
| | | Distance | **0.65km** |