

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/34 Learmonth Street, Alfredton Vic 3350

Indicative selling price

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

Range between

\$310,000

&

\$320,000

Median sale price

Median price

\$442,000

House

X

Unit

Suburb

Alfredton

Period - From

01/04/2018

to

30/06/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** 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
1	8 Vale St ALFREDTON 3350	\$340,000	12/07/2018
2	1 Lauderdale Av ALFREDTON 3350	\$330,000	16/07/2018
3	23 Lawrence St ALFREDTON 3350	\$321,000	24/04/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2 -

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$310,000 - \$320,000

Median House Price

June quarter 2018: \$442,000

Comparable Properties



8 Vale St ALFREDTON 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$340,000

Method: Private Sale

Date: 12/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 681 sqm approx



1 Lauderdale Av ALFREDTON 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$330,000

Method: Private Sale

Date: 16/07/2018

Rooms: -

Property Type: House

Land Size: 343 sqm approx



23 Lawrence St ALFREDTON 3350 (VG)

Agent Comments

2 - -

Price: \$321,000

Method: Sale

Date: 24/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 613 sqm approx