

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 5 Capital Street Alfredton

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Single price: \$685,000

Median sale price

Median price: \$452,500 House Suburb: Alfredton
Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**1738 Sturt St
ALFREDTON**

3

Sold by Private Sale \$665,000
Date Sold 05/04/2018
Land 511 SqM

**10 Insignia Blvd
ALFREDTON**

4 2 2

Located within the highly sought after insignia estate is this perfect home boasting features inside and out suitable for any

Sold by Private Sale \$685,000
Date Sold 16/02/2018
Land 596 SqM

**20 Regal Dr
ALFREDTON**

4 2 2

Located in the outstanding Insignia Estate is this high quality home built by the reputable McMaster Homes and is ready for

Sold by Private Sale \$700,000
Date Sold 23/05/2018
Land 510 SqM