

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

Address: 14 Lancaster Street Alfredton

Indicative selling price

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

Range between: \$415,000 & \$445,000

Median sale price

Median price: \$442,000 House Suburb: Alfredton
Period - From: 31/03/2018 to 30/06/2018 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.

**115 Dyson Dr
ALFREDTON**

3 2 2

Well positioned close to Lucas Shopping Centre, schools and public transport this spacious McMaster home will not

Sold by Private Sale \$410,000
Date Sold 07/06/2018
Land 640 SqM

**13 Karol St
ALFREDTON**

3 2 2

Sold by Private Sale \$435,000
Date Sold 19/04/2017
Land 594 SqM

**9 Argyle Cr
ALFREDTON**

3 2 2

If you have been looking for the perfect family home in highly sought after Alfredton, then look no further. This outstanding

Sold by Private Sale \$445,000
Date Sold 14/03/2018
Land 863 SqM