

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

41 Wensleydale Drive, Alfredton, VIC 3350

### Indicative selling price

\$ 325,000 - \$340,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 431,000

House

\*Delete house or unit as applicable

Suburb  
ALFREDTON

Period  
18/08/2018 - 14/02/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



3/163 CUTHBERTS ROAD  
ALFREDTON

3 2 2

Normal Sale \$335,000  
Date Sold 27/08/2018  
Land 204 sqm



3 PRINCE STREET  
ALFREDTON

3 1 1

Normal Sale \$341,000  
Date Sold 07/11/2018  
Land 670 sqm



27 WILLOBY DRIVE  
ALFREDTON

3 2 2

Normal Sale \$315,000  
Date Sold 17/11/2018  
Land 176 sqm