



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$485,000 - \$500,000
Median House Price
March quarter 2017: \$430,000

Comparable Properties



61 Alfredton Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 09/05/2016
Rooms: 7
Property Type: House (Res)
Land Size: 915 sqm



6 Ryeland Ct ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 08/02/2016
Rooms: 8
Property Type: House
Land Size: 898 sqm



12 Naroo St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 26/10/2016
Rooms: -
Property Type: House
Land Size: 760 sqm

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

9 Tangerine Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$485,000 & \$500,000

Median sale price

Median price \$430,000 House X Suburb or locality Alfredton

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
61 Alfredton Dr ALFREDTON 3350	\$505,000	09/05/2016
6 Ryeland Ct ALFREDTON 3350	\$505,000	08/02/2016
12 Naroo St ALFREDTON 3350	\$485,000	26/10/2016