

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

58 Learmonth Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$495,000

&

\$515,000

Median sale price

Median price \$442,000

House

X

Unit

Suburb or locality

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 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.

	Address of comparable property	Price	Date of sale
1	62 Learmonth St ALFREDTON 3350	\$519,000	24/05/2018
2	2 Dartmoor Ct ALFREDTON 3350	\$515,000	29/09/2017
3	68 Learmonth St ALFREDTON 3350	\$492,000	23/04/2018

OR

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

58 Learmonth Street, Alfredton Vic 3350



Rooms:
Property Type: House (Res)
Land Size: 607 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$515,000
Median House Price
June quarter 2018: \$442,000

Comparable Properties



62 Learmonth St ALFREDTON 3350 (REI/VG) **Agent Comments**



Price: \$519,000
Method: Private Sale
Date: 24/05/2018
Rooms: 9
Property Type: House
Land Size: 607 sqm approx



2 Dartmoor Ct ALFREDTON 3350 (REI/VG) **Agent Comments**



Price: \$515,000
Method: Private Sale
Date: 29/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 767 sqm approx

68 Learmonth St ALFREDTON 3350 (REI/VG) **Agent Comments**



Price: \$492,000
Method: Private Sale
Date: 23/04/2018
Rooms: 8
Property Type: House (Res)
Land Size: 683 sqm approx