### 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	58 Learmonth Street, Alfredton Vic 3350
Including suburb or	
locality andpostcode	

#### 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	Hou	se X		Unit		Suburb or locality	Alfredton
Period - From	01/04/2018	to	30/06/201	8		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.

Add	dress 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

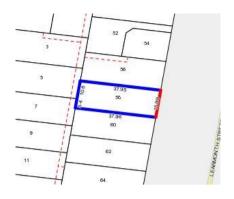
#### OR

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.





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**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)

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**6** 2

Price: \$519,000 Method: Private Sale Date: 24/05/2018

Rooms: 9

**Property Type:** House **Land Size:** 607 sqm approx

**Agent Comments** 



2 Dartmoor Ct ALFREDTON 3350 (REI/VG)

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Agent Comments

Price: \$515,000 Method: Private Sale Date: 29/09/2017

Rooms: -

Property Type: House (Res)
Land Size: 767 sqm approx

Agent Comments

68 Learmonth St ALFREDTON 3350 (REI/VG)

**-**4



Price: \$492,000 Method: Private Sale Date: 23/04/2018 Rooms: 8

Property Type: House (Res) Land Size: 683 sqm approx

**Account** - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798





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