

## 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

43 Boulevard Drive, Alfredton Vic 3350

#### Indicative selling price

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

Single price

\$460,000

#### Median sale price

Median price

\$420,000

House

X

Unit

Suburb or locality

Alfredton

Period - From

01/10/2016

to

30/09/2017

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	7 Argyle Cr ALFREDTON 3350	\$470,000	08/05/2017
2	5 Peppertree Ct ALFREDTON 3350	\$459,500	25/11/2016
3	28 Robertson Dr ALFREDTON 3350	\$447,000	01/08/2017

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.~~



**Rooms:**

**Property Type:** House

Agent Comments

## Comparable Properties



**7 Argyle Cr ALFREDTON 3350 (REI)**

Agent Comments



**Price:** \$470,000

**Method:** Private Sale

**Date:** 08/05/2017

**Rooms:** -

**Property Type:** House (Res)



**5 Peppertree Ct ALFREDTON 3350 (REI/VG)**

Agent Comments



**Price:** \$459,500

**Method:** Private Sale

**Date:** 25/11/2016

**Rooms:** -

**Property Type:** House

**Land Size:** 942 sqm approx



**28 Robertson Dr ALFREDTON 3350 (REI/VG)**

Agent Comments



**Price:** \$447,000

**Method:** Private Sale

**Date:** 01/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 968 sqm approx