

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

16 Exmoor Court, Alfredton Vic 3350

Indicative selling price

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

Single price \$302,500

Median sale price

Median price \$317,500 House ☐ 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	1/4 Learmonth St ALFREDTON 3350	\$328,000	16/01/2017
2	2/11 Cardigan Av ALFREDTON 3350	\$320,000	07/09/2017
3	35a Cuthberts Rd ALFREDTON 3350	\$315,000	13/07/2016

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.



3 1 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



1/4 Learmonth St ALFREDTON 3350 (REI)

Agent Comments

2 1 1

Price: \$328,000

Method: Private Sale

Date: 16/01/2017

Rooms: 3

Property Type: Unit



2/11 Cardigan Av ALFREDTON 3350 (REI)

Agent Comments

3 2 2

Price: \$320,000

Method: Private Sale

Date: 07/09/2017

Rooms: -

Property Type: Townhouse (Single)

Land Size: 317 sqm approx



35a Cuthberts Rd ALFREDTON 3350 (REI)

Agent Comments

3 2 2

Price: \$315,000

Method: Private Sale

Date: 13/07/2016

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 316 sqm approx