

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

62 Learmonth Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$499,000

&

\$519,000

Median sale price

Median price \$445,000

House

X

Unit

Suburb or locality

Alfredton

Period - From 01/01/2018

to

31/03/2018

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	26 Holgate Rd LUCAS 3350	\$515,000	13/04/2018
2	167 Dyson Dr ALFREDTON 3350	\$512,000	12/01/2018
3	78 Dorset Dr ALFREDTON 3350	\$510,000	19/03/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$499,000 - \$519,000

Median House Price

March quarter 2018: \$445,000

Comparable Properties



26 Holgate Rd LUCAS 3350 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 13/04/2018

Rooms: 12

Property Type: House

Land Size: 557 sqm approx



167 Dyson Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$512,000

Method: Private Sale

Date: 12/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 594 sqm approx



78 Dorset Dr ALFREDTON 3350 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 19/03/2018

Rooms: -

Property Type: House

Land Size: 576 sqm approx