

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 109 Dyson Drive Alfredton

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$430,000 & \$450,000

Median sale price

Median price: \$452,500 House Suburb: Alfredton
Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

Comparable property sales

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.

**7 Harmony Way
ALFREDTON**

Sold by Private Sale \$420,000
Date Sold 19/06/2018
Land 490 SqM

3

**44 Karol St
ALFREDTON**

Sold by Private Sale \$455,000
Date Sold 10/05/2018

3

**177 Dyson Dr
ALFREDTON**

This newly built home located in Alfredton has been built to perfection with high quality finishes throughout by well renewed

Sold by Private Sale \$460,000
Date Sold 25/05/2018

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