

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 41 Creekstone Drive Alfredton

Indicative selling price

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

Range between: \$485,000 & \$520,000

Median sale price

Median price: \$442,000 House Suburb: Alfredton
Period - From: 31/03/2018 to 30/06/2018 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.



9 Calma St ALFREDTON

4 2 3

This stunning home has been built with quality and class and features modern creature comforts including gas central heating,

Sold by Private Sale \$480,000

Date Sold 14/07/2017

Land 735 SqM



167 Dyson Dr ALFREDTON

4

Sold by Private Sale \$512,000

Date Sold 12/01/2018

Land 594 SqM



52 Chase Blvd ALFREDTON

4 2 3

Situated within beautiful Alfredton sits this immaculate home perfect for the growing family needing room to expand or astute

Sold by Private Sale \$525,000

Date Sold 17/03/2018