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**Rooms:**  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 315 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$289,000 - \$299,000  
**Median Unit Price**  
Year ending June 2017: \$301,250

## STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

## 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



**1621 Sturt St ALFREDTON 3350 (REI)**

**Agent Comments**

2 2 2

**Price:** \$297,000  
**Method:** Private Sale  
**Date:** 04/04/2017  
**Rooms:** 3  
**Property Type:** House



**21 Echo Pl ALFREDTON 3350 (REI)**

**Agent Comments**

2 2 1

**Price:** \$292,500  
**Method:** Private Sale  
**Date:** 29/06/2017  
**Rooms:** -  
**Property Type:** House (Res)

## 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

46a Vale Street, Alfredton Vic 3350

#### Indicative selling price

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

Range between

\$289,000

&

\$299,000

#### Median sale price

Median price

\$301,250

House

Unit

X

Suburb or locality

Alfredton

Period - From

01/07/2016

to

30/06/2017

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	1621 Sturt St ALFREDTON 3350	\$297,000	04/04/2017
3	21 Echo PI ALFREDTON 3350	\$292,500	29/06/2017

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.~~