



Rooms:

Property Type: House (New - Detached)

Agent Comments

Comparable Properties



6 Echo PI ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$322,000

Method: Private Sale

Date: 23/09/2016

Rooms: -

Property Type: House

Land Size: 384 sqm



13 Willoby Dr ALFREDTON 3350 (REI)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 07/03/2017

Rooms: 5

Property Type: House

Land Size: 219 sqm



20 Amana Dr ALFREDTON 3350 (VG)

Agent Comments



Price: \$312,000

Method: Sale

Date: 24/11/2015

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 244 sqm

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

25 Sunline Avenue, Alfredton Vic 3350

Indicative selling price

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

Price Range \$299,000 -
\$309,000

Median sale price

Median price \$410,000

House X

Suburb or locality Alfredton

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
6 Echo PI ALFREDTON 3350	\$322,000	23/09/2016
13 Willoby Dr ALFREDTON 3350	\$315,000	07/03/2017
20 Amana Dr ALFREDTON 3350	\$312,000	24/11/2015