

## 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

18 Galway Drive, Alfredton Vic 3350

#### Indicative selling price

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

Single price \$185,000

#### Median sale price

Median price \$452,500 House ☒ Unit ☐ Suburb or locality Alfredton

Period - From 01/07/2018 to 30/09/2018 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	7 Racing Way WINTER VALLEY 3358	\$168,000	09/08/2018
2	19 Kilkenny Dr ALFREDTON 3350	\$167,000	27/07/2017
3	10 Racing Way WINTER VALLEY 3358	\$166,000	26/04/2018

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:** Land  
**Land Size:** 576 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$185,000  
**Median House Price**  
September quarter 2018: \$452,500

## Comparable Properties

### 7 Racing Way WINTER VALLEY 3358 (VG)

Agent Comments



**Price:** \$168,000  
**Method:** Sale  
**Date:** 09/08/2018  
**Rooms:** -  
**Property Type:** Land

### 19 Kilkenny Dr ALFREDTON 3350 (VG)

Agent Comments



**Price:** \$167,000  
**Method:** Sale  
**Date:** 27/07/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 640 sqm approx

### 10 Racing Way WINTER VALLEY 3358 (VG)

Agent Comments



**Price:** \$166,000  
**Method:** Sale  
**Date:** 26/04/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 544 sqm approx