

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

4 Peppertree Court, Alfredton Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$485,000

&

\$515,000

Median sale price

Median price \$418,000

House

X

Unit

Suburb or locality

Alfredton

Period - From 01/01/2017

to

31/12/2017

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	39 Elaine Av ALFREDTON 3350	\$490,000	22/12/2017
2	39 Belltower Av ALFREDTON 3350	\$490,000	11/09/2017
3	3 Peppertree Ct ALFREDTON 3350	\$460,000	14/12/2016

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.

Rebecca Stepnell

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Indicative Selling Price

\$485,000 - \$515,000

Median House Price

Year ending December 2017: \$418,000



4 2 2

Rooms: 6**Property Type:** House (Previously Occupied - Detached)**Land Size:** 921 sqm approx

Agent Comments

Ideally located in established Alfredton, on a huge allotment of approximately 920m². This large family home has so much to offer. Comprising of 5 bedrooms all with built in robes, the master with brand new ensuite and WIR. With family bathroom, separate toilet, laundry and plenty of built in storage this family home boasts 3 separate living zones including a rumpus room and formal lounge. The large kitchen is well appointed with stainless appliances and overlooks the open plan living, dining and rear yard with direct access to the paved undercover alfresco area, deck, cubby ho

Comparable Properties

**39 Elaine Av ALFREDTON 3350 (REI)**

Agent Comments

4 2 2

Price: \$490,000**Method:** Private Sale**Date:** 22/12/2017**Rooms:** -**Property Type:** House**39 Belltower Av ALFREDTON 3350 (REI)**

Agent Comments

4 2 3

Price: \$490,000**Method:** Private Sale**Date:** 11/09/2017**Rooms:** -**Property Type:** House (Res)**3 Peppertree Ct ALFREDTON 3350 (REI/VG)**

Agent Comments

4 2 2

Price: \$460,000**Method:** Private Sale**Date:** 14/12/2016**Rooms:** 10**Property Type:** House**Land Size:** 861 sqm approx