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Statement of Information

Rebecca Stepnell 5329 2500 0423 050 864 rstepnell@hockingstuart.com.au

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 andpostcode

4 Peppertree Court, Alfredton Vic 3350

Indicative selling price

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

Range between	\$485,000	&	\$515,000
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Median sale price

Median price	\$418,000	Hou	ise 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.

Ade	dress 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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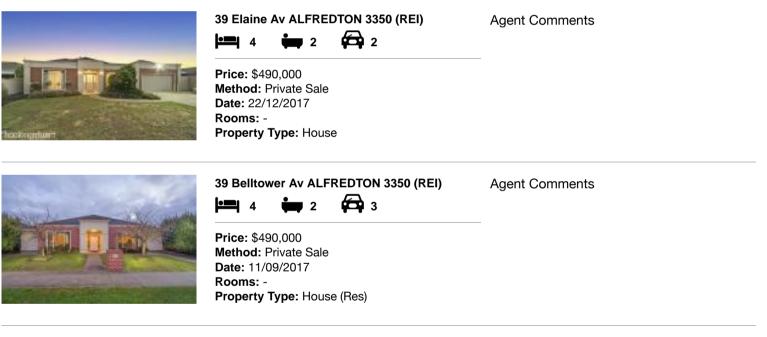
Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 921 sqm approx Agent Comments

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Indicative Selling Price \$485,000 - \$515,000 **Median House Price** Year ending December 2017: \$418,000

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





3 Peppertree Ct ALFREDTON 3350 (REI/VG) Agent Comments 2 2

4

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

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