



 1    1    2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 669 sqm  
**Agent Comments**

**Indicative Selling Price**  
\$315,000  
**Median House Price**  
March quarter 2017: \$430,000

## Comparable Properties



**9 Towong St ALFREDTON 3350 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$332,000  
**Method:** Private Sale  
**Date:** 02/05/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 692 sqm



**4 Indi St ALFREDTON 3350 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 01/04/2016  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 669 sqm



**22 Indi St ALFREDTON 3350 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 20/01/2016  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 669 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

18 Indi 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)

Single price

\$315,000

#### Median sale price

Median price

\$430,000

House

X

Suburb or locality

Alfredton

Period - From

01/01/2017

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
9 Towong St ALFREDTON 3350	\$332,000	02/05/2017
4 Indi St ALFREDTON 3350	\$320,000	01/04/2016
22 Indi St ALFREDTON 3350	\$305,000	20/01/2016