

Sean Toohey
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	115 Aspect Parade, Alfredton Vic 3350
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$250,000
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Median sale price

Median price	\$440,000	Hou	ise X	Unit		Suburb	Alfredton
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	8 Magnetic Dr ALFREDTON 3350	\$245,000	30/06/2016
2	4 Arch Dr ALFREDTON 3350	\$270,000	31/03/2016
3	22 Distinction Dr ALFREDTON 3350	\$275,000	22/12/2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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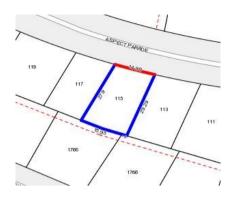
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> **Indicative Selling Price** \$250,000 **Median House Price** June quarter 2017: \$440,000

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Property Type: Land (Res) Land Size: 470 sqm approx

Agent Comments

Comparable Properties

8 Magnetic Dr ALFREDTON 3350 (REI/VG)

Price: \$245,000 Method: Private Sale Date: 30/06/2016

Rooms: -

Property Type: Land (Res) Land Size: 508 sqm approx

4 Arch Dr ALFREDTON 3350 (REI/VG)

Price: \$270.000 Method: Private Sale Date: 31/03/2016 Rooms: -

Property Type: Land (Res) Land Size: 620 sqm approx

22 Distinction Dr ALFREDTON 3350 (REI/VG)

Price: \$275,000 Method: Private Sale Date: 22/12/2016 Rooms: -

Property Type: Land (Res) Land Size: 448 sqm approx





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Agent Comments

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