

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

115 Aspect Parade, 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

\$250,000

#### Median sale price

Median price

\$440,000

House

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.



**Rooms:**

**Property Type:** Land (Res)

**Land Size:** 470 sqm approx

Agent Comments

## Comparable Properties

**8 Magnetic Dr ALFREDTON 3350 (REI/VG)**

Agent Comments



**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)**

Agent Comments



**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)**

Agent Comments



**Price:** \$275,000

**Method:** Private Sale

**Date:** 22/12/2016

**Rooms:** -

**Property Type:** Land (Res)

**Land Size:** 448 sqm approx