

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

2/13-15 Learmonth Street, Alfredton Vic 3350

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$440,000

House

X

Unit

Suburb or locality

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 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	1/4 Learmonth St ALFREDTON 3350	\$328,000	16/01/2017
2	1/2b Golf St ALFREDTON 3350	\$312,000	01/11/2016
3	1621 Sturt St ALFREDTON 3350	\$297,000	04/04/2017

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.~~



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$285,000

Median House Price

June quarter 2017: \$440,000

Comparable Properties



1/4 Learmonth St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$328,000

Method: Private Sale

Date: 16/01/2017

Rooms: 3

Property Type: Unit

Land Size: 302 sqm approx



1/2b Golf St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$312,000

Method: Private Sale

Date: 01/11/2016

Rooms: 5

Property Type: House



1621 Sturt St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$297,000

Method: Private Sale

Date: 04/04/2017

Rooms: 3

Property Type: House

Land Size: 176 sqm approx