

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

6 Kallioota Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/04/2018

to

31/03/2019

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	102 Hampden St REDAN 3350	\$440,000	15/09/2018
2	4 Moseley St ALFREDTON 3350	\$435,000	14/03/2019
3	14 Kallioota St ALFREDTON 3350	\$421,000	27/11/2018

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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Rooms: 6

Property Type: House

Land Size: 823 sqm approx

Agent Comments

Perfectly located in popular Alfredton with every convenience close by, this appealing home ticks all boxes! Warm and inviting with a modern touch, the bright kitchen features ample bench and cupboard space and overlooks the open plan living and dining zones. Three bedrooms cater for the family and the additional study, two bathrooms and a formal lounge complete the home. Modern conveniences include wood fire heating and R/C air-conditioning to the master and external features include remote double garage with direct access, a good sized rear garden ideal for the kids and gardener

Comparable Properties



102 Hampden St REDAN 3350 (REI/VG)

Agent Comments

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Price: \$440,000

Method: Private Sale

Date: 15/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 592 sqm approx



4 Moseley St ALFREDTON 3350 (REI/VG)

Agent Comments

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 2

Price: \$435,000

Method: Private Sale

Date: 14/03/2019

Rooms: 4

Property Type: House

Land Size: 600 sqm approx



14 Kallioota St ALFREDTON 3350 (REI/VG)

Agent Comments

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Price: \$421,000

Method: Private Sale

Date: 27/11/2018

Rooms: -

Property Type: House

Land Size: 827 sqm approx