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**Indicative Selling Price**

\$399,000 - \$425,000

**Median House Price**

Year ending June 2017: \$410,000

 4  2  2

**Rooms:**

**Property Type:** Land

**Land Size:** 600 sqm approx

**Agent Comments**

## Comparable Properties



**15 Calma St ALFREDTON 3350 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$432,000

**Method:** Private Sale

**Date:** 11/06/2016

**Rooms:** -

**Property Type:** House

**Land Size:** 735 sqm approx



**42 Chase Blvd ALFREDTON 3350 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$410,000

**Method:** Private Sale

**Date:** 03/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 575 sqm approx



**19 Oberon St ALFREDTON 3350 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$410,000

**Method:** Private Sale

**Date:** 21/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 674 sqm approx

## 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

8 Moseley 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)

Range between \$399,000

&

\$425,000

#### Median sale price

Median price \$410,000

House

X

Suburb or locality

Alfredton

Period - From 01/07/2016

to

30/06/2017

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
15 Calma St ALFREDTON 3350	\$432,000	11/06/2016
42 Chase Blvd ALFREDTON 3350	\$410,000	03/07/2017
19 Oberon St ALFREDTON 3350	\$410,000	21/03/2017