

**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address: 3 The Terrace Alfredton

**Indicative selling price**

*For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>*

Range between: \$490,000 & \$510,000




**Median sale price**

Median price: \$442,000 House Suburb: Alfredton  
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

**Comparable property sales**

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.




**17 The Terrace  
ALFREDTON**

4  2  4 

Large rear shedding, a 914m<sup>2</sup> allotment with manicured gardens, large living areas and a peaceful lifestyle are just some of

**Sold by Private Sale \$490,000**  
**Date Sold 29/09/2017**  
**Land 914 SqM**




**4 Abbey Ct  
ALFREDTON**

4  2  4 

Beautifully positioned in a very quiet court on approx 1013sqm and next door to spacious, open parkland is this outstanding four

**Sold by Private Sale \$510,000**  
**Date Sold 21/02/2018**  
**Land 1,013 SqM**

**9 Canopy Av  
ALFREDTON**

4  2  3 

Situated on a large allotment of approx. 965sqm is this magnificently built 27square Ryan and MacDonald family home.

**Sold by Private Sale \$515,000**  
**Date Sold 05/07/2017**  
**Land 965 SqM**