

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

Address: 21 Calma Street Alfredton

Indicative selling price

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

Range between: \$470,000 & \$490,000

Median sale price

Median price: \$452,500 House Suburb: Alfredton
Period - From: 01/07/2018 to 30/09/2018 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.

**7 Arwon Cr
ALFREDTON**

4 2 2

Located in sought after inner Alfredton, surrounded by other quality homes and opposite a quiet parkland. This four bedroom

Sold by Private Sale \$460,000
Date Sold 18/08/2018
Land 496 SqM

**9 Calma St
ALFREDTON**

4 2 3

This stunning home has been built with quality and class and features modern creature comforts including gas central heating,

Sold by Private Sale \$480,000
Date Sold 14/07/2017
Land 735 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