

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

14 Paley Court, Alfredton Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$479,000

&

\$499,000

Median sale price

Median price \$418,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/07/2017

to

30/09/2017

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 | 17 The Terrace ALFREDTON 3350 | \$490,000 | 29/09/2017 |
| 2 | 39 Belltower Av ALFREDTON 3350 | \$490,000 | 11/09/2017 |
| 3 | 9 Calma St ALFREDTON 3350 | \$480,000 | 14/07/2017 |

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.



4 2 2

Rooms: 6

Property Type: House (Res)

Land Size: 802 sqm approx

Agent Comments

This beautifully presented and maintained family home has so much to offer. Boasting large proportions throughout this home has been built with quality and finishes top of mind. Comprising of 4 bedrooms with ensuite and WIR to master, formal lounge with cathedral ceiling and wood fire, separate dining, second living/rumpus and large family bathroom. The executive kitchen is timeless with blackwood timber and granite bench-tops opening onto another dining space, but the features don't finish there. Ducted gas heating, evaporative cooling and external blinds for the warmer months.

Comparable Properties



17 The Terrace ALFREDTON 3350 (REI)

Agent Comments

4 2 4

Price: \$490,000

Method: Private Sale

Date: 29/09/2017

Rooms: 6

Property Type: House (Res)



39 Belltower Av ALFREDTON 3350 (REI)

Agent Comments

4 2 3

Price: \$490,000

Method: Private Sale

Date: 11/09/2017

Rooms: -

Property Type: House



9 Calma St ALFREDTON 3350 (REI)

Agent Comments

4 2 3

Price: \$480,000

Method: Private Sale

Date: 14/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 735 sqm approx