# 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 andpostcode

14 Paley Court, Alfredton Vic 3350

# Indicative selling price

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

Range between	\$479,000	&	\$499,000

#### Median sale price

Median price	\$418,000	Hou	ise 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.

Ado	dress 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.

#### Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# hockingstuart



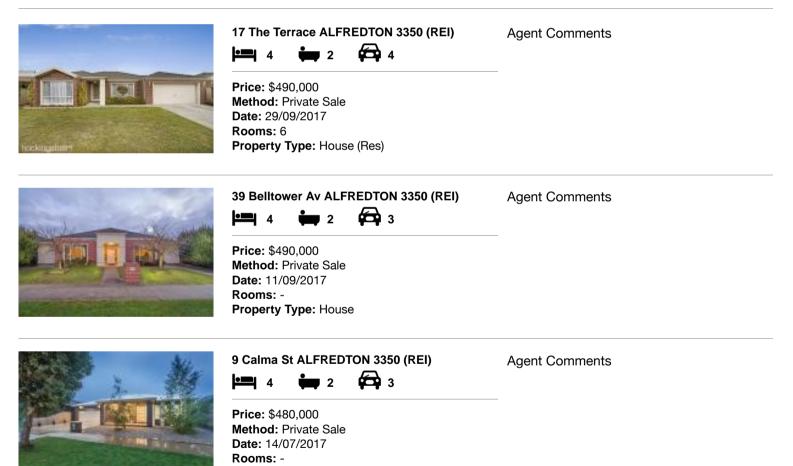


Rooms: 6 Property Type: House (Res) Land Size: 802 sqm approx Agent Comments Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

Indicative Selling Price \$479,000 - \$499,000 Median House Price September quarter 2017: \$418,000

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**



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**Property Type:** House (Res) **Land Size:** 735 sqm approx

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