

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 3 Regal Drive Alfredton

Indicative selling price

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

Range between: \$585,000 & \$625,000

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.



1a Goldwood Dr ALFREDTON

3  2  2 




Located in prestigious lifestyle surrounds and flooded with natural light, this outstanding property exudes abundant space

Sold by Private Sale \$575,000

Date Sold 07/08/2018



7 Signature Dr ALFREDTON

4  2  2 

This stunning home has been built by the reputable Bryan and Petersen homes and is the epitome of quality and class

Sold by Private Sale \$615,000

Date Sold 01/06/2017

Land 420 SqM



14 Regal Dr ALFREDTON

4  2  2 

An extraordinary benchmark in space, luxury and style has been achieved in this architecturally designed residence in

Sold by Private Sale \$640,000

Date Sold 18/09/2017

Land 576 SqM