

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

18B Longford Road, Alfredton

### Indicative selling price

\$ 365,000 - \$395,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 422,500

House

\*Delete house or unit as applicable

Suburb  
ALFREDTON

Period  
23/06/2018 - 20/12/2018

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



17 LAWRIE DRIVE  
ALFREDTON

3 1 2

Normal Sale \$405,000  
Date Sold 27/10/2018  
Land 760 sqm



5 COLONIAL COURT  
ALFREDTON

3 2 2

Agents Advice - Sale \*\$387,500  
Date Sold 30/10/2018  
Land 527 sqm



16 LONGLEY STREET  
ALFREDTON

3 1 3

Normal Sale \$340,000  
Date Sold 21/09/2018  
Land 737 sqm