

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

Karol Street, Alfredton Vic 3350

#### Indicative selling price

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

Range between \$139,000

&

\$152,900

#### Median sale price

Median price \$440,000

House

X

Unit

Suburb Alfredton

Period - From 01/04/2017

to

30/06/2017

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	14 Karol St ALFREDTON 3350	\$140,000	06/04/2017
2	14 Karol St ALFREDTON 3350	\$140,000	06/04/2017
3	79 Dorset Dr ALFREDTON 3350	\$139,000	05/04/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type:

Agent Comments

## Comparable Properties

14 Karol St ALFREDTON 3350 (VG)

Agent Comments



Price: \$140,000

Method: Sale

Date: 06/04/2017

Rooms: -

Property Type: Land

Land Size: 648 sqm approx

14 Karol St ALFREDTON 3350 (VG)

Agent Comments



Price: \$140,000

Method: Sale

Date: 06/04/2017

Rooms: -

Property Type: Land

Land Size: 648 sqm approx

79 Dorset Dr ALFREDTON 3350 (VG)

Agent Comments



Price: \$139,000

Method: Sale

Date: 05/04/2017

Rooms: -

Property Type: Land

Land Size: 533 sqm approx