

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

23 Learmonth Street, Alfredton

Indicative selling price

\$ 429,000 - \$469,000

Range between

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

Median sale price

Median price
\$ 438,888

House

*Delete house or unit as applicable

Suburb
ALFREDTON

Period
12/07/2018 - 08/01/2019

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



42 ARRANDALE AVENUE
ALFREDTON

4 2 2

Normal Sale \$485,000
Date Sold 21/09/2018
Land 725 sqm



80 DORSET DRIVE
ALFREDTON

4 2 2

Normal Sale \$440,000
Date Sold 24/08/2018
Land 448 sqm



12 LAUDERDALE AVENUE
ALFREDTON

4 2 3

Normal Sale \$460,000
Date Sold 11/10/2018
Land 648 sqm