

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 20 Learmonth Street Alfredton

Indicative selling price

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

Range between: \$495,000 & \$540,000

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.

**68 Learmonth St
ALFREDTON**

4 2 2

Sold by Private Sale \$492,000
Date Sold 23/04/2018
Land 683 SqM

**11 Cordover Ct
ALFREDTON**

4 2 2

From decorative ceiling roses, ornate cornices, stunning leadlight and a beautiful court yard with a view, this 27 year old

Sold by Private Sale \$525,000
Date Sold 20/02/2018
Land 698 SqM

**50 Learmonth St
ALFREDTON**

3

Sold by Private Sale \$550,000
Date Sold 26/10/2017
Land 674 SqM