

Sam Young 03 5329 2500 0403 514 755 syoung@hockingstuart.com.au

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

Property offered for sale										
Address Including suburb or locality andpostcode		4 Clovedale Avenue, Alfredton Vic 3350								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	ween \$420,000		&	\$4	440,000					
Median sale price										
Median price	\$440,000	Но	use X	Unit		Suburb or locality	Alfredton			
Period - From	01/01/2018	8 to	31/12/2018		Source	REIV				

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

A\* 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.

Add	dress of comparable property	Price	Date of sale
1	17 Karol St ALFREDTON 3350	\$430,000	22/10/2018
2	3 Harris Dr LUCAS 3350	\$425,000	27/07/2018
3	7 Kewley Gr LUCAS 3350	\$415,000	05/01/2019

#### OR

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

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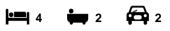
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## hockingstuart

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Indicative Selling Price \$420,000 - \$440,000 **Median House Price** Year ending December 2018: \$440,000





Rooms: 6

Property Type: House Land Size: 464 sqm approx

Agent Comments

Situated in the Chase Estate, only moments to Lucas Town Centre and Primary Schools this home is perfect for someone looking to live or invest. The home boats four large bedrooms including master with ensuite, walk in robe and the remaining 3 bedrooms all with built in robes. Two separate livings zones including a large kitchen, dining, living area and a separate rumpus room. A large central bathroom with a separate bath and shower. Sliding doors off the dining area opens up outside to a large north facing decked area and established low maintenance gardens.

### Comparable Properties



17 Karol St ALFREDTON 3350 (REI/VG)





Price: \$430,000 Method: Private Sale Date: 22/10/2018

Rooms: -

Property Type: House Land Size: 485 sqm approx

3 Harris Dr LUCAS 3350 (REI/VG)









Price: \$425,000 Method: Private Sale Date: 27/07/2018

Rooms: -

Property Type: House (Res) Land Size: 495 sqm approx

**Agent Comments** 

**Agent Comments** 



7 Kewley Gr LUCAS 3350 (REI/VG)







Price: \$415,000 Method: Private Sale **Date:** 05/01/2019

Rooms: -

Property Type: House (Res) Land Size: 525 sqm approx

**Agent Comments** 

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