

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 2 Dartmoor Court Alfredton

Indicative selling price

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

Range between: \$495,000 & \$525,000

Median sale price

Median price: \$430,000 House Suburb: Alfredton
Period - From: 01/01/2017 to 31/03/2017 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.



7 Alfredton Dr ALFREDTON

4 2 4

Located in popular Alfredton amongst quality homes on a large block (997m2 approx.) is this sensational family entertainer with

Sold by Private Sale \$545,000
Date Sold Nov 2016
Land 997 SqM



11 Perendale St ALFREDTON

4 2 2

With quality fixtures and fittings throughout, this spacious family home is set on 796m2 in a quiet tree lined street near the

Sold by Private Sale \$520,000
Date Sold Jul 2016
Land 796 SqM



66 Learmonth St ALFREDTON

4 2 2

Located in the popular area of Alfredton is this stunning Landgon Homes built property that is impressive from the moment you

Sold by Private Sale \$505,000
Date Sold Jun 2016
Land 684 SqM