

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 and postcode

1738 Sturt Street, Alfredton Vic 3350

Indicative selling price

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

Range between

\$650,000

&

\$680,000

Median sale price

Median price

\$418,000

House

X

Unit

Suburb or locality

Alfredton

Period - From

01/01/2017

to

31/12/2017

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.

	Address of comparable property	Price	Date of sale
1	505 Neill St SOLDIERS HILL 3350	\$670,000	03/03/2017
2	1766 Sturt St ALFREDTON 3350	\$660,000	14/09/2017
3	19 Signature Dr ALFREDTON 3350	\$640,000	18/07/2017

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.

Rebecca Stepnell

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Rooms: 2**Property Type:** House (Res)**Land Size:** 510 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median House Price

Year ending December 2017: \$418,000

With four bedrooms and two bathrooms, this abundant contemporary home is perfect for larger families. Boasting three separate living areas, there is plenty of room to move for everyone in this home. Perfect for those who love to cook the kitchen features an impressive walk-in pantry and flows seamlessly onto the massive outdoor alfresco zone which also connects with the rumpus, creating the stylish blend of indoor/outdoor living. The private master bedroom is cleverly separated from the other bedrooms and features a walk-in-robe and ensuite.

Comparable Properties

**505 Neill St SOLDIERS HILL 3350 (REI/VG)**

Agent Comments

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Price: \$670,000**Method:** Private Sale**Date:** 03/03/2017**Rooms:** 10**Property Type:** House**Land Size:** 582 sqm approx**1766 Sturt St ALFREDTON 3350 (REI/VG)**

Agent Comments

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  2
Price: \$660,000**Method:** Private Sale**Date:** 14/09/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 700 sqm approx**19 Signature Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

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  2
Price: \$640,000**Method:** Private Sale**Date:** 18/07/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 502 sqm approx