

#### Property offered for sale

Address: 20 Balanada Close Alfredton

#### Indicative selling price

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

Range between: \$255,000 & \$269,000

#### Median sale price

Median price: \$282,000 Unit Suburb: Alfredton  
Period - From: 01/04/2017 to 31/03/2018 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.



#### 2/106 Cuthberts Rd ALFREDTON




2  1  1 

For anyone looking to downsize into a manageable two bedroom townhouse in the popular Alfredton area, this should be on your

**Sold by Private Sale \$243,000**  
**Date Sold 02/03/2018**



#### 1/24 Lauderdale Av ALFREDTON

3   

**Sold by Private Sale \$290,000**  
**Date Sold 11/11/2017**  
**Land 341 SqM**



#### 2/13-15 Learmonth St ALFREDTON

2  1  1 

This immaculate two bedroom townhouse has a clear class edge on its competition, which is quite clear the moment you enter the

**Sold by Private Sale \$280,000**  
**Date Sold 11/10/2017**