

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

7/7-9 Ningana Street, Alfredton Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$138,000

Median sale priceMedian price \$287,500 House 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	3/20 Bowden St WENDOUREE 3355	\$146,000	08/02/2018
2	3/209 Lonsdale St REDAN 3350	\$143,500	24/10/2017
3	6/607 Creswick Rd WENDOUREE 3355	\$135,000	18/12/2017

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.

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Indicative Selling Price

\$138,000

Median Unit Price

Year ending December 2017: \$287,500



Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/20 Bowden St WENDOUREE 3355 (REI)

Agent Comments



Price: \$146,000

Method: Private Sale

Date: 08/02/2018

Rooms: -

Property Type: Unit



3/209 Lonsdale St REDAN 3350 (REI/VG)

Agent Comments



Price: \$143,500

Method: Private Sale

Date: 24/10/2017

Rooms: -

Property Type: Unit



6/607 Creswick Rd WENDOUREE 3355 (REI)

Agent Comments



Price: \$135,000

Method: Private Sale

Date: 18/12/2017

Rooms: 2

Property Type: Flat/Unit/Apartment (Res)

Land Size: 79.30 sqm approx