

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Kallioota Street, Alfredton 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$430,000

&

\$450,000

### Median sale price

Median price

\$415,000

\*House

\*Unit

Suburb  
or locality

Alfredton

Period - From

25/09/2016

to

25/09/2017

Source

CoreLogic

### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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
2 Warwick Road, Alfredton 3350	\$440,000	25/06/2016
5 Regal Drive, Alfredton 3350	\$445,000	12/05/2017
24 Taunta Place, Lake Gardens 3355	\$400,000	10/09/2016