

Shani Stevens

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**Rooms:****Property Type:** Unit

Agent Comments

Great unit for the investor or owner occupier. In quiet, ever popular Old Alfredton. Currently returning \$160 per week in rent.

Indicative Selling Price

\$145,000 - \$155,000

Median House Price

March quarter 2017: \$430,000

Fantastic one bedroom unit in quiet complex. Close to Sturt Street, Victoria Park, transport and shopping. Ideal for the investor or owner occupier. Currently returning \$160 per week in rent.

Comparable Properties

**1/7-9 Ningana St ALFREDTON 3350 (REI)**

Agent Comments

**Price:** \$142,000**Method:** Private Sale**Date:** 26/07/2016**Rooms:** 2**Property Type:** Unit**3/52 Montgomery St WENDOUREE 3355 (REI)**

Agent Comments

**Price:** \$140,000**Method:** Private Sale**Date:** 23/05/2017**Rooms:** 3**Property Type:** Unit**1/5 Munro St ALFREDTON 3350 (REI)**

Agent Comments

**Price:** \$128,000**Method:** Private Sale**Date:** 09/06/2017**Rooms:** -**Property Type:** Unit**Land Size:** 92 sqm approx

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 Sts, Alfredton Vic 3350

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

Range between \$145,000 & \$155,000

Median sale price

Median price \$430,000 House X Suburb or locality Alfredton

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

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
1/7-9 Ningana St ALFREDTON 3350	\$142,000	26/07/2016
3/52 Montgomery St WENDOUREE 3355	\$140,000	23/05/2017
1/5 Munro St ALFREDTON 3350	\$128,000	09/06/2017