



Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Comparable Properties



17 Dorset Dr ALFREDTON 3350 (VG)

Agent Comments



Price: \$359,381
Method: Sale
Date: 17/04/2016
Rooms: -
Property Type: House (Res)
Land Size: 773 sqm



54 Parkview Dr ALFREDTON 3350 (VG)

Agent Comments



Price: \$345,000
Method: Sale
Date: 02/02/2016
Rooms: -
Property Type: House (Res)
Land Size: 800 sqm



64 Elaine Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 24/08/2016
Rooms: 9
Property Type: House
Land Size: 282 sqm

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

17 Balanada Close, Alfredton Vic 3350

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$410,000

House X

Suburb or locality Alfredton

Period - From 01/04/2016

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
17 Dorset Dr ALFREDTON 3350	\$359,381	17/04/2016
54 Parkview Dr ALFREDTON 3350	\$345,000	02/02/2016
64 Elaine Av ALFREDTON 3350	\$335,000	24/08/2016