

## 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

39 Elaine Avenue, Alfredton Vic 3350

#### Indicative selling price

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

Range between \$490,000 & \$510,000

#### Median sale price

Median price \$420,000 House  Unit  Suburb or locality Alfredton

Period - From 01/10/2016 to 30/09/2017 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	11 Perendale St ALFREDTON 3350	\$520,000	27/07/2016
2	39 Belltower Av ALFREDTON 3350	\$490,000	11/09/2017
3	15 Scarborough Cr ALFREDTON 3350	\$480,000	10/07/2017

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.

Tony Douglass

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 4   
  2   
  2
**Rooms:** 6**Property Type:** House**Land Size:** 850 sqm approx

Agent Comments

**Indicative Selling Price**

\$490,000 - \$510,000

**Median House Price**

Year ending September 2017: \$420,000

This beautifully maintained family home is located in a highly regarded locale and offers a low maintenance, top end lifestyle. Featuring four bedrooms (master with walk-in-robe and ensuite) and large formal living and dining. Well zoned to suit family needs, the kitchen, casual dining and lounge open to undercover alfresco and spacious rear gardens. Additional features include family bathroom, laundry with direct access, gas central heating, evaporative cooling plus split system, double car garage and extra shed/workshop.

## Comparable Properties

**11 Perendale St ALFREDTON 3350 (REI/VG)**

Agent Comments

 4   
  2   
  2
**Price:** \$520,000**Method:** Private Sale**Date:** 27/07/2016**Rooms:** 5**Property Type:** House**Land Size:** 796 sqm approx**39 Belltower Av ALFREDTON 3350 (REI)**

Agent Comments

 4   
  2   
  3
**Price:** \$490,000**Method:** Private Sale**Date:** 11/09/2017**Rooms:** -**Property Type:** House**15 Scarborough Cr ALFREDTON 3350 (REI)**

Agent Comments

 5   
  2   
  4
**Price:** \$480,000**Method:** Private Sale**Date:** 10/07/2017**Rooms:** 7**Property Type:** House**Land Size:** 880 sqm approx