

## 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 The Terrace, Alfredton Vic 3350
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#### Indicative selling price

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

Range between	\$485,000	&	\$505,000
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#### Median sale price

Median price	\$410,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb or locality	Alfredton
Period - From	01/07/2016	to	30/06/2017	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	32 Boulevard Dr ALFREDTON 3350	\$520,000	06/06/2016
2	18 The Terrace ALFREDTON 3350	\$500,000	19/12/2016
3	2 Peppertree Ct ALFREDTON 3350	\$475,000	07/05/2016

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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 4   
  2   
  4
**Rooms:** 6**Property Type:** House (Previously Occupied - Detached)**Land Size:** 914 sqm approx

Agent Comments

**Indicative Selling Price**

\$485,000 - \$505,000

**Median House Price**

Year ending June 2017: \$410,000

Large rear shedding, a 914m2 allotment with manicured gardens, large living areas and a peaceful lifestyle are just some of numerous advantages of this beautiful family home. Located approx. 400m from the newly constructed shopping complexes, in the quiet street of 'The Terrace', the convenience of the location is a stand out. Consisting of four generous bedrooms with BIR's (master with walk-in-robe and ensuite), two bathrooms, two living and dining areas, alfresco, 8x7m rear shedding, double garage with access to rear, the home leaves no stone unturned.

## Comparable Properties

**32 Boulevard Dr ALFREDTON 3350 (REI/VG)** Agent Comments
 4   
  2   
  3
**Price:** \$520,000**Method:** Private Sale**Date:** 06/06/2016**Rooms:** 5**Property Type:** House (Res)**Land Size:** 764 sqm approx**18 The Terrace ALFREDTON 3350 (VG)** Agent Comments
 4   
  -   
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**Price:** \$500,000**Method:** Sale**Date:** 19/12/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 1005 sqm approx**2 Peppertree Ct ALFREDTON 3350 (REI/VG)** Agent Comments
 4   
  2   
  2
**Price:** \$475,000**Method:** Private Sale**Date:** 07/05/2016**Rooms:** 7**Property Type:** House (Res)**Land Size:** 1067 sqm approx