

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

4-5 Munro Street, Alfredton Vic 3350

#### Indicative selling price

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

Single price

\$225,000

#### Median sale price

Median price

\$440,000

House

X

Unit

Suburb

Alfredton

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	603 Creswick Rd WENDOUREE 3355	\$237,500	19/07/2017
2	2/717a Bond St MOUNT PLEASANT 3350	\$235,000	22/08/2017
3	2/7 Rowlands St SEBASTOPOL 3356	\$218,000	26/09/2017

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



**Rooms:**  
**Property Type:** Unit  
**Land Size:** 92 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$225,000  
**Median House Price**  
June quarter 2017: \$440,000

## Comparable Properties



**603 Creswick Rd WENDOUREE 3355 (REI/VG)** [Agent Comments](#)



**Price:** \$237,500  
**Method:** Private Sale  
**Date:** 19/07/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 157 sqm approx



**2/717a Bond St MOUNT PLEASANT 3350 (REI)** [Agent Comments](#)



**Price:** \$235,000  
**Method:** Private Sale  
**Date:** 22/08/2017  
**Rooms:** 3  
**Property Type:** Unit



**2/7 Rowlands St SEBASTOPOL 3356 (REI)** [Agent Comments](#)



**Price:** \$218,000  
**Method:** Private Sale  
**Date:** 26/09/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Res)