

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

11 Montadale Court, Alfredton Vic 3350

Indicative selling price

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

Range between \$495,000 & \$515,000

Median sale price

Median price \$500,000 Property Type House Suburb Alfredton

Period - From 01/07/2019 to 30/09/2019 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 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	13 Carrum St ALFREDTON 3350	\$521,000	19/02/2019
2	58 Learmonth St ALFREDTON 3350	\$510,000	03/06/2019
3	25 Portsea St ALFREDTON 3350	\$510,000	30/09/2018

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 18 months.~~

This Statement of Information was prepared on:

12/11/2019 09:40

Scott Petrie
03 53 334 322
0418 503 764
scott@trevorpetrie.com.au



 4  2  2

Rooms: 8
Property Type: House
Land Size: 647 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$515,000
Median House Price
September quarter 2019: \$500,000

Comparable Properties



13 Carrum St ALFREDTON 3350 (REI)

Agent Comments

 4  2  2

Price: \$521,000
Method: Private Sale
Date: 19/02/2019
Property Type: House
Land Size: 587 sqm approx



58 Learmonth St ALFREDTON 3350 (REI)

Agent Comments

 4  2  2

Price: \$510,000
Method: Private Sale
Date: 03/06/2019
Rooms: 7
Property Type: House (Res)



25 Portsea St ALFREDTON 3350 (REI)

Agent Comments

 4  2  2

Price: \$510,000
Method: Private Sale
Date: 30/09/2018
Property Type: House
Land Size: 548 sqm approx