# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$495,000		&		\$515,000			
Median sale p	rice							
Median price	\$500,000	Pro	operty Type	Hou	se		Suburb	Alfredton
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Add	dress 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





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)



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



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

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25 Portsea St ALFREDTON 3350 (REI)

58 Learmonth St ALFREDTON 3350 (REI)

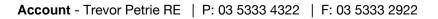
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**6** 2



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

Agent Comments





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.