

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

32 Alfredton Drive, Alfredton, VIC 3350

Indicative selling price

Single Price or Range between

\$565,000 - \$599,000

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

Median sale price

Median Price \$451,500	Property Type House	Suburb ALFREDTON
Period From 15/05/2018	Period To 15/11/2019	Source Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	75 CANOPY AVENUE ALFREDTON Price \$600,000 Date of Sale 16/09/2019 Land 651 sqm	4  2  3 
	32 ROBERTSON DRIVE ALFREDTON Price \$430,000 Date of Sale 11/03/2015 Land 1055 sqm	4  2  2 
	11 PERENDALE STREET ALFREDTON Price \$567,500 Date of Sale 15/08/2019 Land 796 sqm	4  2  2 