

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

7 Sage Close, Alfredton Vic 3350

Indicative selling price

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

Range between

\$500,000

&

\$530,000

Median sale price

Median price

\$440,000

House

X

Unit

Suburb or locality

Alfredton

Period - From

01/01/2018

to

31/12/2018

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	1a Goldwood Dr ALFREDTON 3350	\$575,000	07/08/2018
2	1804a Sturt St ALFREDTON 3350	\$535,000	23/04/2018
3	98 Aspect Pde ALFREDTON 3350	\$525,000	24/05/2018

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 eighteen months.



 3  2  2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$500,000 - \$530,000
Median House Price
Year ending December 2018: \$440,000

Comparable Properties



1a Goldwood Dr ALFREDTON 3350 (REI/VG) **Agent Comments**

 3  2  2

Price: \$575,000
Method: Private Sale
Date: 07/08/2018
Rooms: -
Property Type: House
Land Size: 311 sqm approx



1804a Sturt St ALFREDTON 3350 (REI/VG) **Agent Comments**

 3  2  2

Price: \$535,000
Method: Private Sale
Date: 23/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 389 sqm approx



98 Aspect Pde ALFREDTON 3350 (REI/VG) **Agent Comments**

 4  2  2

Price: \$525,000
Method: Private Sale
Date: 24/05/2018
Rooms: 5
Property Type: House
Land Size: 311 sqm approx