

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

53 Elaine Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between

\$664,000

&

\$684,000

Median sale price

Median price

\$446,200

House

X

Unit

Suburb or locality

Alfredton

Period - From

01/07/2018

to

30/06/2019

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 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	8 Ashbourne Ct ALFREDTON 3350	\$600,000	23/04/2019
2	15 Chase Blvd ALFREDTON 3350	\$595,000	14/06/2019
3	20 Robertson Dr ALFREDTON 3350	\$590,000	11/02/2019

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.



Rooms:

Property Type: House (Res)

Land Size: 1000 sqm approx

Agent Comments

Comparable Properties



8 Ashbourne Ct ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 23/04/2019

Rooms: 6

Property Type: House

Land Size: 910 sqm approx



15 Chase Blvd ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 14/06/2019

Rooms: 7

Property Type: House (Res)

Land Size: 576 sqm approx



20 Robertson Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 11/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 943 sqm approx