

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	1 Dublin St ALFREDTON 3350	\$375,000	27/03/2019
2	1/14 Park St WENDOUREE 3355	\$354,000	19/02/2019
3	23 Willoby Dr ALFREDTON 3350	\$325,500	17/06/2019

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 18 months.~~

This Statement of Information was prepared on:



Property Type: Unit

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median House Price

25/11/2018 - 24/11/2019: \$471,000

Set in one of the best unit developments in town, this home is the perfect downsizer to suit the discerning buyer, including 2 huge bedrooms with great storage; master with ensuite, a functional central bathroom with separate bath and shower, a large, open plan meals and kitchen area with built-in pantry as well as a formal living space of enormous proportions, this home is sure to suit the fussiest of buyers.

Comparable Properties

1 Dublin St ALFREDTON 3350 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 27/03/2019

Property Type: Townhouse (Single)



1/14 Park St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$354,000

Method: Private Sale

Date: 19/02/2019

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 290 sqm approx



23 Willoby Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$325,500

Method: Private Sale

Date: 17/06/2019

Property Type: Townhouse (Res)

Land Size: 175 sqm approx