# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 8/46 Arrandale Avenue, Alfredton Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$330,000		&		\$350,000			
Median sale pi	rice							
Median price	\$471,000	Pro	operty Type	Hou	se		Suburb	Alfredton
Period - From	25/11/2018	to	24/11/2019		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.

Ade	dress 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:

25/11/2019 16:28





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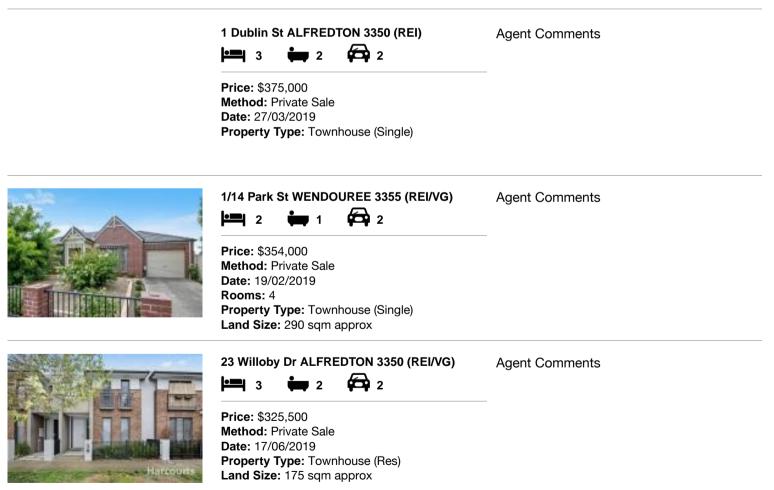




Property Type: Unit Agent Comments Indicative Selling Price \$330,000 - \$350,000 Median House Price 25/11/2018 - 24/11/2019: \$471,000

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**



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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.