Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Prope	rty	offered	for	sale
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Address Including suburb or locality and postcode	

Indicative selling price

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

Single price \$630,000

Median sale price

Median price	\$446,200	Pro	perty Type	House		Suburb	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	28 Cuzens Rd ALFREDTON 3350	\$620,000	05/06/2019
2	7 Jacob Ct ALFREDTON 3350	\$620,000	19/07/2018
3	1 Sapphire Dr ALFREDTON 3350	\$600,000	11/02/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	21/09/2019 11:29



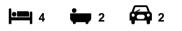


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Indicative Selling Price \$630,000 **Median House Price**

Year ending June 2019: \$446,200





Rooms: 9

Property Type: House **Agent Comments**

Comparable Properties



28 Cuzens Rd ALFREDTON 3350 (REI)

Price: \$620.000 Method: Private Sale Date: 05/06/2019

Property Type: House (Res) Land Size: 816 sqm approx **Agent Comments**



7 Jacob Ct ALFREDTON 3350 (REI)

Price: \$620,000 Method: Private Sale Date: 19/07/2018 Property Type: House Land Size: 800 sqm approx **Agent Comments**



1 Sapphire Dr ALFREDTON 3350 (REI)

4

Price: \$600,000 Method: Private Sale Date: 11/02/2019 Rooms: 5

Property Type: House Land Size: 515 sqm approx **Agent Comments**

