

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

11 Roscommon Avenue, Alfredton Vic 3350

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

Property 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	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 comparable properties 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



Rooms: 9
Property Type: House
Agent Comments

Comparable Properties



28 Cuzens Rd ALFREDTON 3350 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 05/06/2019
Property Type: House (Res)
Land Size: 816 sqm approx



7 Jacob Ct ALFREDTON 3350 (REI)

Agent Comments



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



1 Sapphire Dr ALFREDTON 3350 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 11/02/2019
Rooms: 5
Property Type: House
Land Size: 515 sqm approx