

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 and
postcode

20 Cheviot Court Alfredton VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,750

Property type

House

Suburb

Alfredton

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

98 Alfredton Drive Alfredton VIC 3350	\$690,000	12-Nov-21
71 Alfredton Drive Alfredton VIC 3350	\$700,000	13-Oct-21
20 Arrandale Avenue Alfredton VIC 3350	\$712,500	25-Aug-21

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.~~

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McGrath

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98 Alfredton Drive Alfredton VIC 3350

3 2 2

Sold Price

\$690,000

Sold Date

12-Nov-21

Distance

0.36km



71 Alfredton Drive Alfredton VIC 3350

3 2 2

Sold Price

\$700,000

Sold Date

13-Oct-21

Distance

0.54km



20 Arrandale Avenue Alfredton VIC 3350

3 2 2

Sold Price

\$712,500

Sold Date

25-Aug-21

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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