

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

14 Kallioota Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$375,000

&

\$395,000

Median sale price

Median price \$452,500

House

X

Unit

Suburb or locality Alfredton

Period - From 01/07/2018

to

30/09/2018

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 eighteen 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	4 Grosvenor Ct ALFREDTON 3350	\$400,000	28/08/2018
2	27 Cedar Av ALFREDTON 3350	\$390,000	18/07/2018
3	1a Cardwell St ALFREDTON 3350	\$390,000	27/03/2018

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 827 sqm approx

Agent Comments

Indicative Selling Price

\$375,000 - \$395,000

Median House Price

September quarter 2018: \$452,500

Comparable Properties



4 Grosvenor Ct ALFREDTON 3350 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 28/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 945 sqm approx



27 Cedar Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 18/07/2018

Rooms: -

Property Type: House

Land Size: 812 sqm approx



1a Cardwell St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 27/03/2018

Rooms: -

Property Type: House

Land Size: 519 sqm approx