

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

28 Karol Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$530,000 & \$550,000

Median sale price

Median price \$520,000 Property Type House Suburb Alfredton

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	22 Clovedale Av ALFREDTON 3350	\$535,000	17/10/2020
2	28 Roscommon Av ALFREDTON 3350	\$530,000	27/07/2020
3	3 Moseley St ALFREDTON 3350	\$515,000	16/11/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/11/2020 10:05



Property Type: House (Res)
Land Size: 594 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$550,000
Median House Price
September quarter 2020: \$520,000

Comparable Properties



22 Clovedale Av ALFREDTON 3350 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 17/10/2020
Property Type: House
Land Size: 504 sqm approx



28 Roscommon Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 27/07/2020
Rooms: 5
Property Type: House
Land Size: 540 sqm approx



3 Moseley St ALFREDTON 3350 (REI)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 16/11/2020
Property Type: House
Land Size: 602 sqm approx