

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

10 Paley Court, Alfredton, VIC 3350

Indicative selling price

Single Price or Range between

\$1,050,000 - \$1,150,000

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

Median sale price

Median Price

\$451,500

Property Type

House

Suburb

ALFREDTON

Period From

17/04/2018

Period To

17/10/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

MONEY 248



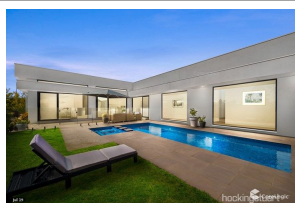
**1788 STURT STREET
ALFREDTON**

4 2 2

Price \$1,200,000

Date of Sale 27/09/2019

Land 802 sqm



**29 EVERGREEN DRIVE
ALFREDTON**

4 3 2

Price \$1,045,000

Date of Sale 10/07/2019

Land 713 sqm



**26 LILBURNE STREET
LUCAS**

Price \$957,000

Date of Sale 21/05/2018

Land 2002 sqm