

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

34 Mimosa Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$370,000

&

\$380,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb or locality

Alfredton

Period - From 01/01/2018

to

31/12/2018

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	2 Mimosa Av ALFREDTON 3350	\$395,000	14/08/2018
2	10 Mimosa Av ALFREDTON 3350	\$375,000	03/04/2018
3	7 Cuthberts Rd ALFREDTON 3350	\$365,000	19/09/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 785 sqm approx

Agent Comments

Indicative Selling Price

\$370,000 - \$380,000

Median House Price

Year ending December 2018: \$440,000

They say location is key when buying property, only metres to the Alfredton Primary School, St Thomas More School and just around the corner is the Alfredton Shops that include all your take away options. Set on a large allotment of 785m2 (approx.) the home consists of three large bedrooms, two bathrooms including master with ensuite and robes and the remaining bedrooms all have built in robes. Large kitchen meals area a spacious family living zone completes the package inside.

Comparable Properties

**2 Mimosa Av ALFREDTON 3350 (REI/VG)**

Agent Comments

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Price: \$395,000**Method:** Private Sale**Date:** 14/08/2018**Rooms:** 4**Property Type:** House**Land Size:** 773 sqm approx**10 Mimosa Av ALFREDTON 3350 (REI/VG)**

Agent Comments

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Price: \$375,000**Method:** Private Sale**Date:** 03/04/2018**Rooms:** 5**Property Type:** House**Land Size:** 749 sqm approx**7 Cuthberts Rd ALFREDTON 3350 (REI/VG)**

Agent Comments

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Price: \$365,000**Method:** Private Sale**Date:** 19/09/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 680 sqm approx