

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

61 Harmony Way, Alfredton Vic 3350

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$492,500

Property Type

House

Suburb

Alfredton

Period - From

13/08/2019

to

12/08/2020

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 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
1	75 Canopy Av ALFREDTON 3350	\$600,000	16/09/2019
2	16 Galway Dr ALFREDTON 3350	\$585,000	12/02/2020
3	167 Dyson Dr ALFREDTON 3350	\$575,000	02/06/2020

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.~~

This Statement of Information was prepared on:

13/08/2020 12:46



Property Type:

Agent Comments

Comparable Properties



75 Canopy Av ALFREDTON 3350 (REI/VG)

Agent Comments

 4  2  3

Price: \$600,000

Method: Private Sale

Date: 16/09/2019

Rooms: 5

Property Type: House

Land Size: 651 sqm approx



16 Galway Dr ALFREDTON 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$585,000

Method: Private Sale

Date: 12/02/2020

Property Type: House

Land Size: 642 sqm approx



167 Dyson Dr ALFREDTON 3350 (REI)

Agent Comments

 4  2  2

Price: \$575,000

Method: Private Sale

Date: 02/06/2020

Property Type: House

Land Size: 594 sqm approx