

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 and
postcode

39 Mary Drive Alfredton VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$439,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$180,000

Property type

Land

Suburb

Alfredton

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

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

4 Sydney Way Alfredton VIC 3350	\$430,000	04-Aug-20
11 Craven Street Lucas VIC 3350	\$442,500	28-Nov-19
16 McCallum Street Lucas VIC 3350	\$440,000	17-Jan-20

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: 21 September 2020


4 Sydney Way Alfredton VIC 3350

Sold Price

\$430,000

Sold Date **04-Aug-20**
 3
 2
 2

Distance **0.43km**

11 Craven Street Lucas VIC 3350

Sold Price

\$442,500

Sold Date **28-Nov-19**
 3
 2
 2

Distance **1.35km**

16 McCallum Street Lucas VIC 3350

Sold Price

\$440,000

Sold Date **17-Jan-20**
 3
 2
 2

Distance **1.59km**
RS = Recent sale

UN = Undisclosed Sale

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