

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

10 Mimosa Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$375,000

&

\$385,000

Median sale price

Median price \$419,000 House X Unit Suburb or locality Alfredton

Period - From 01/10/2017 to 31/12/2017 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	7 PARKWOOD St ALFREDTON 3350	\$395,000	18/08/2017
2	25 Gillies St.S ALFREDTON 3350	\$377,000	12/02/2018
3	6 Vale St ALFREDTON 3350	\$376,000	06/11/2017

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.



 3  1  1

Rooms:

Property Type: House (Res)

Land Size: 733 sqm approx

Agent Comments

Comparable Properties



7 PARKWOOD St ALFREDTON 3350 (REI/VG)

Agent Comments

 4  2  4

Price: \$395,000

Method: Private Sale

Date: 18/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 725 sqm approx



25 Gillies St.S ALFREDTON 3350 (REI)

Agent Comments

 3  1  4

Price: \$377,000

Method: Private Sale

Date: 12/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 1023 sqm approx



6 Vale St ALFREDTON 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$376,000

Method: Private Sale

Date: 06/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 686 sqm approx