

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

49 Canopy Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$370,000 & \$385,000

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	30 Canopy Av ALFREDTON 3350	\$395,000	30/05/2018
2	18b Longford Rd ALFREDTON 3350	\$380,000	29/01/2019
3	14 Carbine Dr ALFREDTON 3350	\$375,000	15/03/2018

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.



Rooms:
Property Type: Land (Res)
Agent Comments

Indicative Selling Price
 \$370,000 - \$385,000
Median House Price
 Year ending December 2018: \$440,000

Comparable Properties



30 Canopy Av ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$395,000
Method: Private Sale
Date: 30/05/2018
Rooms: 6
Property Type: House
Land Size: 576 sqm approx



18b Longford Rd ALFREDTON 3350 (REI)

Agent Comments

3 2 2

Price: \$380,000
Method: Private Sale
Date: 29/01/2019
Rooms: -
Property Type: House
Land Size: 344 sqm approx



14 Carbine Dr ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$375,000
Method: Private Sale
Date: 15/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 512 sqm approx