

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

17 Anton 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

or range
between

\$670,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Alfredton

Period-from

01 Sep 2020

to

31 Aug 2021

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

6 Karol Street Alfredton VIC 3350	\$670,000	30-Mar-21
52 Chase Boulevard Alfredton VIC 3350	\$670,000	05-Feb-21
6 Fermanagh Street Alfredton VIC 3350	\$690,000	09-Jul-21

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: 09 September 2021

McGrath

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6 Karol Street Alfredton VIC 3350

Sold Price

\$670,000

Sold Date

30-Mar-21

4 2 2

Distance

0.09km



52 Chase Boulevard Alfredton VIC 3350

Sold Price

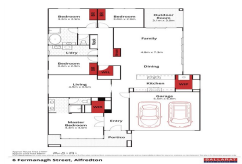
Sold Date

05-Feb-21

3 2 2

Distance

0.65km



6 Fermanagh Street Alfredton VIC 3350

Sold Price

^{RS} **\$690,000**

Sold Date

09-Jul-21

4 2 2

Distance

0.78km



3 Adrianus Street Alfredton VIC 3350

Sold Price

\$504,677

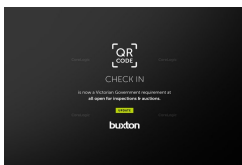
Sold Date

13-Apr-21

4 2 2

Distance

0.42km



20 Mary Drive Alfredton VIC 3350

Sold Price

\$610,000

Sold Date

12-Apr-21

4 2 2

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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