

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

50 Mimosa Avenue 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$162,250

*House

*Unit

Suburb

Alfredton

Period-from

01 Jun 2018

to

31 May 2019

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

19 Dyson Drive Alfredton VIC 3350

\$492,000

18-Jun-19

14 Lauderdale Avenue Alfredton VIC 3350

\$485,000

05-Jan-19

18 Longley Street Alfredton VIC 3350

\$457,000

10-Apr-19

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.~~

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19 Dyson Drive Alfredton VIC 3350

Sold Price

RS

\$492,000

Sold Date

18-Jun-19



4



2



4

Distance

1.55km



14 Lauderdale Avenue Alfredton VIC 3350

Sold Price

\$485,000

Sold Date

05-Jan-19



4



2



2

Distance

1.01km



18 Longley Street Alfredton VIC 3350

Sold Price

\$457,000

Sold Date

10-Apr-19



4



1



2

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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