

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

7 Sydney Way, Alfredton, VIC 3350

Indicative selling price

Single Price or Range between

\$570,000 - \$590,000

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

Median sale price

Median Price

\$451,500

Property Type

House

Suburb

ALFREDTON

Period From

14/05/2018

Period To

14/11/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**32 ROBERTSON DRIVE
ALFREDTON**

4 2 2

Price \$430,000

Date of Sale 11/03/2015

Land 1055 sqm



**75 CANOPY AVENUE
ALFREDTON**

4 2 3

Price \$600,000

Date of Sale 16/09/2019

Land 651 sqm



**3 RYELAND COURT
ALFREDTON**

5 2 3

Price \$550,000

Date of Sale 15/07/2019

Land 970 sqm