

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

1772 Sturt Street 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Alfredton

Period-from

01 Jun 2020

to

31 May 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

7 Aberdeen Street Alfredton VIC 3350	\$1,300,000	19-Apr-21
26 St Glens Way Lake Gardens VIC 3355	\$1,311,000	05-Mar-20
34 St Leger Close Newington VIC 3350	\$1,420,000	25-Sep-20

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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McGrath

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7 Aberdeen Street Alfredton VIC 3350

 5  3  3

Sold Price

\$1,300,000

Sold Date

19-Apr-21

Distance

0.44km



26 St Glens Way Lake Gardens VIC 3355

 5  3  3

Sold Price

\$1,311,000

Sold Date

05-Mar-20

Distance

1.3km



34 St Leger Close Newington VIC 3350

 4  3  2

Sold Price

\$1,420,000

Sold Date

25-Sep-20

Distance

2.19km

RS = Recent sale

UN = Undisclosed Sale

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