

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
24 Rutherford Place 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 \$450,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$492,500 Property type House Suburb Alfredton
Period-from 01 Oct 2019 to 30 Sep 2020 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
1 Leopold Street Alfredton VIC 3350	\$430,000	05-Jun-20
18 Sorrento Drive Alfredton VIC 3350	\$420,000	28-Jul-20
4 Sydney Way Alfredton VIC 3350	\$430,000	04-Aug-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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consumer.vic.gov.au





Michael Golding

0408127632

mgolding@barryplant.com.au



1 Leopold Street Alfredton VIC
3350

3 1 3

Sold Price

\$430,000

Sold Date

05-Jun-20

Distance

0.33km

18 Sorrento Drive Alfredton VIC
3350

3 2 2

Sold Price

\$420,000

Sold Date

28-Jul-20

Distance

0.59km

4 Sydney Way Alfredton VIC 3350

3 2 2

Sold Price

\$430,000

Sold Date

04-Aug-20

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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