

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode lot 64 Harmony Way, Alfredton Vic 3350

Indicative selling price

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

Range between \$580,000 & \$590,000

Median sale price

Median price \$520,000 Property Type House Suburb Alfredton

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	63 Canopy Av ALFREDTON 3350	\$580,000	15/06/2020
2	17 Anton Dr ALFREDTON 3350	\$575,000	21/05/2020
3	167 Dyson Dr ALFREDTON 3350	\$575,000	02/06/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 02/11/2020 13:47



Property Type:

Agent Comments

Comparable Properties



63 Canopy Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$580,000

Method: Sale by Tender

Date: 15/06/2020

Property Type: House

Land Size: 651 sqm approx

17 Anton Dr ALFREDTON 3350 (VG)

Agent Comments



Price: \$575,000

Method: Sale

Date: 21/05/2020

Property Type: House (Res)

Land Size: 559 sqm approx



167 Dyson Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 02/06/2020

Rooms: 5

Property Type: House

Land Size: 594 sqm approx