

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

18 Karol Street, Alfredton, VIC 3350

Indicative selling price

\$ 525,000 - \$545,000

Range between

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

Median sale price

Median price
\$ 442,000

House

*Delete house or unit as applicable

Suburb
ALFREDTON

Period
12/12/2017 - 12/06/2019

Source
Price Finder

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



**34 ASPECT PARADE
ALFREDTON**

3 2 2

Normal Sale \$540,000
Date Sold 14/01/2019
Land 512 sqm



**10 COTTESLOE PLACE
ALFREDTON**

4 2 4

Normal Sale \$547,500
Date Sold 01/02/2019
Land 1095 sqm



**11 CUTHBERTS ROAD
ALFREDTON**

4 2 2

Normal Sale \$530,000
Date Sold 13/12/2018
Land 680 sqm