

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 or locality and postcode

13 Cedar Avenue, 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 \$* or range between \$395,000 & \$430,000

Median sale price

Median price

\$433,500

Property type

House

Suburb

Alfredton

Period - From

01/02/19

to

27/02/20

Source

CoreLogic

Comparable property sales

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
5 Cedar Avenue, Alfredton Vic 3350	\$395,000	03/07/19
11 Christine Avenue, Alfredton Vic 3350	\$402,000	25/09/19
9 Parkwood Street, Alfredton Vic 3350	\$425,600	02/08/19

This Statement of Information was prepared on: 26/03/20