

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

44 Elaine Avenue, Alfredton 3350

Indicative selling price

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

Single price

\$*

or range between

\$355,000

&

\$375,000

Median sale price

Median price

\$420,000

*House

☒

*Unit

☐

Suburb
or locality

Alfredton

Period - From

03/09/2017

to

03/09/2018

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
42 Clovedale Avenue, Alfredton 3350	\$368,000	24/04/2018
44 Clovedale Avenue, Alfredton 3350	\$360,000	09/05/2018
9 Yates Street, Lucas 3350	\$359,900	22/05/2018