

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

9 Park View Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$639,000 & \$669,000

Median sale price

Median price \$500,000 Property Type House Suburb Alfredton

Period - From 01/01/2020 to 31/12/2020 Source REIV

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	3 Crawford Rd ALFREDTON 3350	\$641,500	26/02/2021
2	11 Scarborough Cr ALFREDTON 3350	\$640,000	13/02/2021
3	42 Parkview Dr ALFREDTON 3350	\$635,000	27/05/2020

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.~~

This Statement of Information was prepared on:

03/03/2021 09:03

9 Park View Drive, Alfredton Vic 3350

Troy Anwyl

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Property Type: House (Res)

Land Size: 839 sqm approx

Agent Comments

Indicative Selling Price

\$639,000 - \$669,000

Median House Price

Year ending December 2020: \$500,000

Comparable Properties



3 Crawford Rd ALFREDTON 3350 (REI)

Agent Comments



Price: \$641,500

Method: Private Sale

Date: 26/02/2021

Property Type: House (Res)

Land Size: 470 sqm approx



11 Scarborough Cr ALFREDTON 3350 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 13/02/2021

Property Type: House

Land Size: 924 sqm approx



42 Parkview Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 27/05/2020

Property Type: House (Res)

Land Size: 864 sqm approx

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