

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

Lot 55 Mia Street, Alfredton Vic 3350

Indicative selling price

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

Single price \$443,000

Median sale price

Median price \$520,000

Property Type House

Suburb Alfredton

Period - From 01/04/2020

to 31/03/2021

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	2 Opal St ALFREDTON 3350	\$446,000	07/12/2020
2	3 Leitrim St ALFREDTON 3350	\$439,900	05/01/2021
3	1 Leitrim St ALFREDTON 3350	\$439,900	09/02/2021

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:

22/04/2021 10:04

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Indicative Selling Price

\$443,000

Median House Price

Year ending March 2021: \$520,000



Property Type:

Agent Comments

Comparable Properties



2 Opal St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$446,000

Method: Private Sale

Date: 07/12/2020

Property Type: House

Land Size: 316 sqm approx

3 Leitrim St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$439,900

Method: Private Sale

Date: 05/01/2021

Property Type: House (Res)

Land Size: 330 sqm approx



1 Leitrim St ALFREDTON 3350 (REI)

Agent Comments



Price: \$439,900

Method: Private Sale

Date: 09/02/2021

Property Type: House