

## 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

21 Oberon Street, Alfredton Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$325,000

&

\$350,000

#### Median sale price

Median price \$420,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/04/2017

to

31/03/2018

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 eighteen 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	17 Balanada CI ALFREDTON 3350	\$349,000	05/09/2017
2	185 Cuthberts Rd ALFREDTON 3350	\$342,500	07/06/2017
3	17 Oberon St ALFREDTON 3350	\$319,950	20/04/2017

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 eighteen months.



**Rooms:**  
**Property Type:** Land (Res)  
**Agent Comments**

**Indicative Selling Price**  
 \$325,000 - \$350,000  
**Median House Price**  
 Year ending March 2018: \$420,000

## Comparable Properties



**17 Balanada CI ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$349,000  
**Method:** Private Sale  
**Date:** 05/09/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 195 sqm approx



**185 Cuthberts Rd ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$342,500  
**Method:** Private Sale  
**Date:** 07/06/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 454 sqm approx



**17 Oberon St ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$319,950  
**Method:** Private Sale  
**Date:** 20/04/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 384 sqm approx