

# 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

5 Oxley Bend, Alfredton 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$395,000 & \$420,000

### Median sale price

Median price

\$451,500

Property type

house

Suburb

Alfredton

Period - From

01/02/2019

to

31/01/2020

Source

Corelogic

### 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

43 Canopy Avenue, Alfredton 3350

\$400,000

30/08/2019

108 Alfredton Drive, Alfredton 3350

\$400,000

17/09/2019

2 Monaghan Terrace, Alfredton 3350

\$395,000

17/12/2019

**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:

06/02/2020