

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 Adrianus Street, Alfredton Vic 3350

Indicative selling price

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

Single price

\$479,462

Median sale price

Median price

\$491,250

Property Type

House

Suburb

Alfredton

Period - From

24/08/2019

to

23/08/2020

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	5 Dublin St ALFREDTON 3350	\$490,000	17/02/2020
2	5 Fermanagh St ALFREDTON 3350	\$480,000	18/02/2020
3	51 Willoby Dr ALFREDTON 3350	\$480,000	08/01/2020

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:

24/08/2020 10:09



Property Type:
Agent Comments

Indicative Selling Price
\$479,462

Median House Price
24/08/2019 - 23/08/2020: \$491,250

Comparable Properties



5 Dublin St ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$490,000
Method: Private Sale
Date: 17/02/2020
Rooms: 7
Property Type: House
Land Size: 420 sqm approx



5 Fermanagh St ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$480,000
Method: Private Sale
Date: 18/02/2020
Property Type: House
Land Size: 447 sqm approx



51 Willoby Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$480,000
Method: Private Sale
Date: 08/01/2020
Rooms: 5
Property Type: House (Res)
Land Size: 386 sqm approx