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

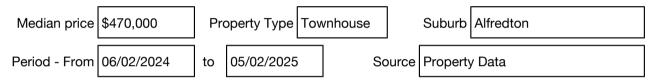
1/7 Cardigan Avenue, Alfredton Vic 3350

Indicative selling price

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Single price \$495,000

Median sale price



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 | 2/2b Golf St ALFREDTON 3350 | \$550,000 | 04/04/2024 |
| 2 | 17 Sunline Av ALFREDTON 3350 | \$491,000 | 20/11/2023 |
| 3 | 4/1018 Howitt St WENDOUREE 3355 | \$530,000 | 22/08/2023 |

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:

06/02/2025 18:41





Scott Petrie



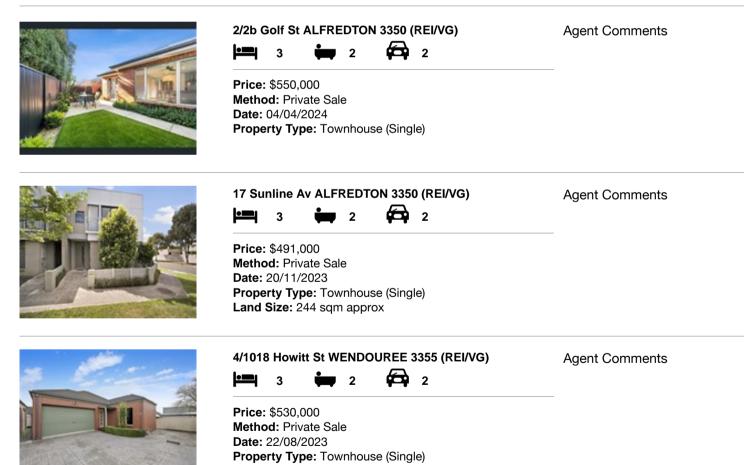


Property Type: Townhouse Agent Comments

03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$495,000 Median Townhouse Price 06/02/2024 - 05/02/2025: \$470,000

Comparable Properties



Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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