

## 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 and  
postcode

5 Fermanagh 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)

Single price

or range between

\$465,000

&

\$495,000

### Median sale price

Median price

\$ 451,500

Property type

House

Suburb

ALFREDTON

Period - From

07/08/2018

to

07/02/2020

Source

CoreLogic

### Comparable property sales

**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 6 Clovedale Avenue Alfredton	\$455,000	17/12/2019
2 53 Willoby Drive Alfredton	\$480,000	24/10/2019
3 39 Roscommon Avenue Alfredton	\$470,000	22/10/2019

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:

07/02/2020