

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

99 Alfredton Drive, Alfredton, VIC 3350

### Indicative selling price

Single Price or Range between

\$575,000 - \$595,000

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

### Median sale price

Median Price

\$413,500

Property Type

House

Suburb

ALFREDTON

Period From

16/04/2018

Period To

16/10/2019

Source

Core Logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



75 CANOPY AVENUE  
ALFREDTON

4 2 3

Price \$600,000

Date of Sale 16/09/2019

Land 651 sqm



2 CUZENS ROAD  
ALFREDTON

4 2 6

Price \$650,000

Date of Sale 12/09/2019

Land 934 sqm



11 PERENDALE STREET  
ALFREDTON

4 2 2

Price \$567,500

Date of Sale 15/08/2019

Land 796 sqm

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.