

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

25 Echo Place, Alfredton Vic 3350

Indicative selling price

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

Range between \$385,000 & \$395,000

Median sale price

Median price \$418,000 House ☒ Unit ☐ Suburb or locality Alfredton

Period - From 01/01/2017 to 31/12/2017 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 eighteen 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	10 Rooney Cr LUCAS 3350	\$430,000	07/02/2018
2	15 Wilmott St LUCAS 3350	\$385,000	18/01/2018
3	14 Carbine Dr ALFREDTON 3350	\$375,000	15/03/2018

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 eighteen months.



Rooms:

Property Type: Land (Res)

Agent Comments

Comparable Properties



10 Rooney Cr LUCAS 3350 (REI)

Agent Comments

 3  2  2

Price: \$430,000

Method: Private Sale

Date: 07/02/2018

Rooms: -

Property Type: House

Land Size: 493 sqm approx



15 Wilmott St LUCAS 3350 (REI)

Agent Comments

 3  2  2

Price: \$385,000

Method: Private Sale

Date: 18/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 521 sqm approx



14 Carbine Dr ALFREDTON 3350 (REI)

Agent Comments

 3  2  2

Price: \$375,000

Method: Private Sale

Date: 15/03/2018

Rooms: -

Property Type: House (Res)