

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

19 Windsor Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$395,000

&

\$434,500

Median sale price

Median price \$492,500

Property Type House

Suburb Alfredton

Period - From 09/09/2019

to

08/09/2020

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	132 Cuthberts Rd ALFREDTON 3350	\$420,000	04/08/2020
2	1781 Sturt St ALFREDTON 3350	\$400,000	20/06/2019
3	15 Lawrence St ALFREDTON 3350	\$395,000	12/11/2019

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:

09/09/2020 15:10



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Property Type: House
Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price
\$395,000 - \$434,500
Median House Price
09/09/2019 - 08/09/2020: \$492,500

Comparable Properties



132 Cuthberts Rd ALFREDTON 3350 (REI)

Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 04/08/2020
Rooms: 6
Property Type: House (Res)
Land Size: 800 sqm approx

1781 Sturt St ALFREDTON 3350 (VG)

Agent Comments

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Price: \$400,000
Method: Sale
Date: 20/06/2019
Property Type: House (Res)
Land Size: 860 sqm approx



15 Lawrence St ALFREDTON 3350 (REI/VG)

Agent Comments

4 1 2

Price: \$395,000
Method: Private Sale
Date: 12/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 614 sqm approx