

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

30 Lauderdale Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$415,000

&

\$435,000

Median sale price

Median price \$446,200

House

X

Unit

Suburb or locality

Alfredton

Period - From 01/07/2018

to

30/06/2019

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	116 Alfredton Dr ALFREDTON 3350	\$432,000	31/05/2018
2	13 Cordover Ct ALFREDTON 3350	\$431,000	13/02/2019
3	3 Chelsea PI ALFREDTON 3350	\$415,000	24/05/2019

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 eighteen months.



4 2 2

Rooms: 6
Property Type: Residential
Land Size: 647 sqm approx
Agent Comments

Indicative Selling Price
\$415,000 - \$435,000
Median House Price
Year ending June 2019: \$446,200

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



116 Alfredton Dr ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$432,000
Method: Private Sale
Date: 31/05/2018
Rooms: 5
Property Type: House
Land Size: 700 sqm approx



13 Cordover Ct ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$431,000
Method: Private Sale
Date: 13/02/2019
Rooms: -
Property Type: House
Land Size: 722 sqm approx



3 Chelsea Pl ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$415,000
Method: Private Sale
Date: 24/05/2019
Rooms: 8
Property Type: House