

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 andpostcode

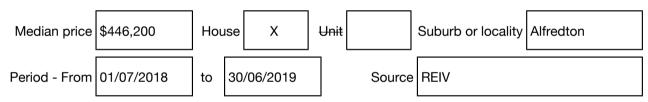
30 Lauderdale Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$415	5,000	&	\$435,000
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Median sale price



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



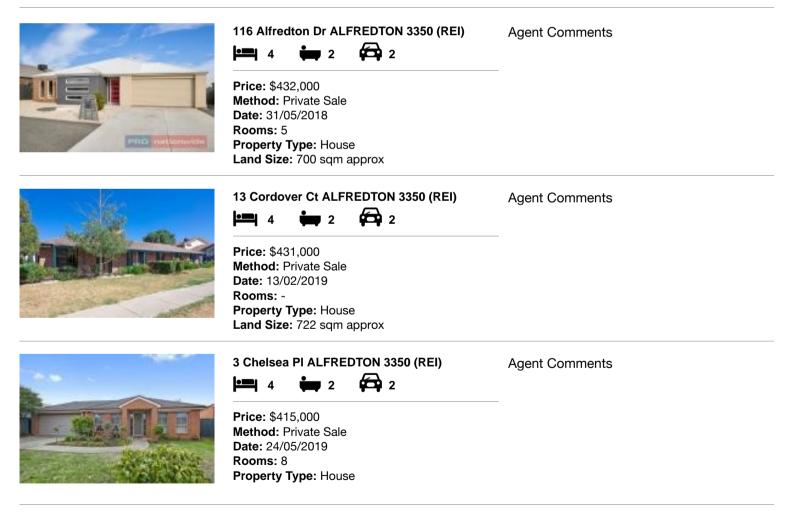




Rooms: 6 Property Type: Residential Land Size: 647 sqm approx Agent Comments Indicative Selling Price \$415,000 - \$435,000 Median House Price Year ending June 2019: \$446,200

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



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