

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

Lot 55 Harmony Way, Alfredton Vic 3350

Indicative selling price

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

Single price \$460,000

Median sale price

Median price \$440,000 House ☒ Unit ☐ Suburb or locality Alfredton

Period - From 01/01/2018 to 31/12/2018 Source REIV

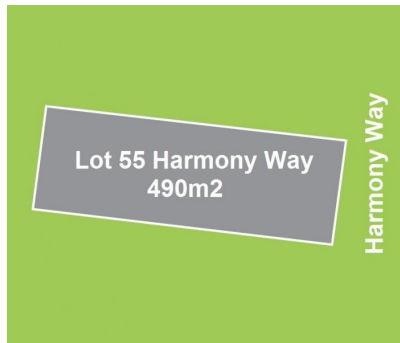
Comparable property sales (*Delete A or B below as applicable)

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	31 Oshannassy Pde LUCAS 3350	\$472,000	19/10/2018
2	6 Kernick St LUCAS 3350	\$472,000	22/10/2018
3	25 Seaford St ALFREDTON 3350	\$460,000	27/10/2018

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:

Agent Comments

Comparable Properties



31 Oshannassy Pde LUCAS 3350 (REI/VG)

Agent Comments



Price: \$472,000

Method: Private Sale

Date: 19/10/2018

Rooms: -

Property Type: House



6 Kernick St LUCAS 3350 (REI/VG)

Agent Comments



Price: \$472,000

Method: Private Sale

Date: 22/10/2018

Rooms: 7

Property Type: House (Res)

Land Size: 576 sqm approx



25 Seaford St ALFREDTON 3350 (VG)

Agent Comments



Price: \$460,000

Method: Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 504 sqm approx