

# 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

11 Carlow Drive, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$559,900

### Median sale price

Median price

\$509,000

Property Type

House

Suburb

Alfredton

Period - From

01/02/2020

to

31/01/2021

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	12 Chilton CI WINTER VALLEY 3358	\$520,000	03/11/2020
2	34 Karol St ALFREDTON 3350	\$515,000	21/10/2020
3	3 Moseley St ALFREDTON 3350	\$515,000	16/11/2020

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:

01/02/2021 14:12



**Property Type:** Land  
**Land Size:** 447 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$519,900

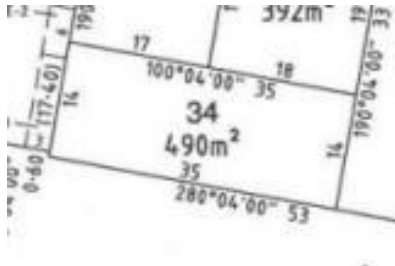
**Median House Price**  
01/02/2020 - 31/01/2021: \$509,000

## Comparable Properties

**12 Chilton CI WINTER VALLEY 3358 (REI/VG)** **Agent Comments**



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 03/11/2020  
**Property Type:** House (Res)  
**Land Size:** 707 sqm approx



**34 Karol St ALFREDTON 3350 (VG)**

**Agent Comments**



**Price:** \$515,000  
**Method:** Sale  
**Date:** 21/10/2020  
**Property Type:** House (Res)  
**Land Size:** 490 sqm approx



**3 Moseley St ALFREDTON 3350 (REI)**

**Agent Comments**



**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 16/11/2020  
**Property Type:** House  
**Land Size:** 602 sqm approx