

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

48 Clovedale Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$375,000 & \$390,000

Median sale price

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

Period - From 01/04/2017 to 30/06/2017 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	16 Jarrah Dr ALFREDTON 3350	\$390,000	07/02/2017
2	14 Creekstone Dr ALFREDTON 3350	\$375,000	03/10/2017
3	12 Creekstone Dr ALFREDTON 3350	\$375,000	18/08/2017

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: House (Res)
Land Size: 556 sqm approx
Agent Comments

Indicative Selling Price
\$375,000 - \$390,000
Median House Price
June quarter 2017: \$440,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



16 Jarrah Dr ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$390,000
Method: Private Sale
Date: 07/02/2017
Rooms: 7
Property Type: House (Res)



14 Creekstone Dr ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$375,000
Method: Private Sale
Date: 03/10/2017
Rooms: 6
Property Type: House (Res)



12 Creekstone Dr ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$375,000
Method: Private Sale
Date: 18/08/2017
Rooms: -
Property Type: House (Res)