

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 56 Mia Street, Alfredton Vic 3350

Indicative selling price

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

Single price

\$443,000

Median sale price

Median price

\$520,000

Property Type

House

Suburb

Alfredton

Period - From

01/04/2020

to

31/03/2021

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	14 Heathcote Dr LUCAS 3350	\$450,000	24/02/2020
2	4 Sydney Way ALFREDTON 3350	\$430,000	10/08/2020
3	4 Soderstrom St LUCAS 3350	\$429,900	21/12/2020

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:

26/04/2021 10:30



Property Type:
Agent Comments

Indicative Selling Price
\$443,000

Median House Price
Year ending March 2021: \$520,000

Comparable Properties

14 Heathcote Dr LUCAS 3350 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 24/02/2020
Property Type: House (Res)
Land Size: 352 sqm approx



4 Sydney Way ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 10/08/2020
Property Type: House
Land Size: 326 sqm approx



4 Soderstrom St LUCAS 3350 (REI/VG)

Agent Comments



Price: \$429,900
Method: Private Sale
Date: 21/12/2020
Property Type: House
Land Size: 330 sqm approx