

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

13 Cordover Court, Alfredton, VIC 3350

Indicative selling price

\$ 420,000 - \$440,000

Range between

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

Median sale price

Median price
\$ 437,944

House

*Delete house or unit as applicable

Suburb
ALFREDTON

Period
03/08/2018 - 30/01/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



28 NORFOLK AVENUE
LAKE GARDENS

4 1 1

Normal Sale \$405,000
Date Sold 02/11/2018
Land 300 sqm



17 KAROL STREET
ALFREDTON

3 2 2

Normal Sale \$430,000
Date Sold 22/10/2018
Land 485 sqm



2 BIJOU CLOSE
DELACOMBE

4 2 2

Normal Sale \$453,000
Date Sold 11/10/2018
Land 825 sqm