

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

15 Caligari Way, Alfredton Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$650,000 & \$680,000

Median sale price

Median price \$645,000 Property type House Suburb Alfredton

Period - From 01/02/2022 to 31/01/2023 Source CoreLogic

Comparable property sales

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
3 Zircon Street, Alfredton Vic 3350	\$640,000	17/08/2022
20 Offaly Street, Alfredton Vic 3350	\$655,000	29/08/2022
69 Elaine Avenue, Alfredton Vic 3350	\$685,000	21/09/2022

This Statement of Information was prepared on: 14/02/2023