

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

7 Anton Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$439,000 & \$449,000

Median sale price

Median price \$452,000

Property Type House

Suburb Alfredton

Period - From 01/04/2019

to 30/06/2019

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	7 Barn Owl Av WINTER VALLEY 3358	\$455,000	03/09/2019
2	27 McCallum St LUCAS 3350	\$442,000	20/08/2019
3	16 Sutcliffe St LUCAS 3350	\$431,000	15/10/2019

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:

18/10/2019 16:06

7 Anton Drive, Alfredton Vic 3350

Lisa Eden-Horvat

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Indicative Selling Price

\$439,000 - \$449,000

Median House Price

June quarter 2019: \$452,000



Property Type: House (Res)

Land Size: 485 sqm approx

Agent Comments

Comparable Properties



7 Barn Owl Av WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 03/09/2019

Rooms: 5

Property Type: House

Land Size: 611 sqm approx



27 McCallum St LUCAS 3350 (REI)

Agent Comments



Price: \$442,000

Method: Private Sale

Date: 20/08/2019

Rooms: 5

Property Type: House

Land Size: 566 sqm approx



16 Sutcliffe St LUCAS 3350 (REI)

Agent Comments



Price: \$431,000

Method: Private Sale

Date: 15/10/2019

Rooms: 5

Property Type: House

Land Size: 540 sqm approx

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