

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

13 Carrum Street, Alfredton, VIC 3350

Indicative selling price

\$ 495,000 - \$525,000

Range between

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

Median sale price

Median price
\$ 431,000

House

*Delete house or unit as applicable

Suburb
ALFREDTON

Period
18/08/2018 - 14/02/2019

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



42 ARRANDALE AVENUE
ALFREDTON

4 2 2

Normal Sale \$485,000
Date Sold 21/09/2018
Land 725 sqm



8 NAROO STREET
ALFREDTON

4 2 2

Normal Sale \$450,000
Date Sold 31/10/2018
Land 760 sqm



10 SHORTRIDGE DRIVE
LUCAS

3 2 2

Normal Sale \$535,000
Date Sold 06/09/2018
Land 451 sqm