

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

2/11 Cardigan Avenue, Alfredton Vic 3350

Indicative selling price

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

Single price \$325,000

Median sale price

Median price

\$440,000

House

X

Unit

Suburb or locality

Alfredton

Period - From

01/04/2017

to

30/06/2017

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 eighteen 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	4/23 Gillies St.S ALFREDTON 3350	\$355,000	31/05/2017
2	27a Kallioota St ALFREDTON 3350	\$350,000	14/08/2017
3	35a Cuthberts Rd ALFREDTON 3350	\$315,000	13/07/2016

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 eighteen months.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$325,000
Median House Price
June quarter 2017: \$440,000

Comparable Properties



4/23 Gillies St.S ALFREDTON 3350 (REI)

Agent Comments

3 2 2

Price: \$355,000
Method: Private Sale
Date: 31/05/2017
Rooms: -
Property Type: House (Res)



27a Kallioota St ALFREDTON 3350 (REI)

Agent Comments

3 1 1

Price: \$350,000
Method: Private Sale
Date: 14/08/2017
Rooms: 4
Property Type: House



35a Cuthberts Rd ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$315,000
Method: Private Sale
Date: 13/07/2016
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 316 sqm approx