### STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address including suburb and postcode

4 Cheviot Court, Alfredton, VIC 3350

#### Indicative selling price

Single Price or Range between

\$445,000 - \$465,000

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

#### Median sale price

Median Price	Property Type	Suburb
\$451,500	House	ALFREDTON
Period From	Period To	Source
10/06/2018	10/12/2019	Core Logic

#### Comparable property sales

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

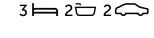


# 14 MERINO DRIVE ALFREDTON

**Price** \$452,000

**Date of Sale** 26/08/2019

Land 756 sqm





## 3 PARKWOOD STREET ALFREDTON

**Price** \$432,000

Date of Sale 26/03/2019

Land 727 sgm

### 3 **⇒** 2 **⇒** 2 **⇔**

4 **=** 2 **=** 4 **=** 



## 6 LAWRIE DRIVE ALFREDTON

**Price** \$465,000

**Date of Sale** 20/12/2018

Land 800 sqm