

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

18 Avoca Crescent, Alfredton Vic 3350

Indicative selling price

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

Range between \$520,000 & \$572,000

Median sale price

Median price \$535,000 Property Type House Suburb Alfredton

Period - From 01/07/2020 to 30/06/2021 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	6 Cedar Av ALFREDTON 3350	\$546,500	15/07/2021
2	4 Grosvenor Ct ALFREDTON 3350	\$520,000	28/06/2021
3	54 Elaine Av ALFREDTON 3350	\$500,000	06/05/2021

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:

04/10/2021 09:39



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Property Type: House (Previously Occupied - Detached)

Land Size: 806 sqm approx

Agent Comments

Indicative Selling Price

\$520,000 - \$572,000

Median House Price

Year ending June 2021: \$535,000

Comparable Properties



6 Cedar Av ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$546,500

Method: Private Sale

Date: 15/07/2021

Property Type: House (Res)

Land Size: 756 sqm approx



4 Grosvenor Ct ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$520,000

Method: Private Sale

Date: 28/06/2021

Property Type: House (Res)

Land Size: 975 sqm approx



54 Elaine Av ALFREDTON 3350 (VG)

Agent Comments

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Price: \$500,000

Method: Sale

Date: 06/05/2021

Property Type: House (Res)

Land Size: 699 sqm approx