# 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$520,000		&		\$572,000			
Median sale p	rice							
Median price	\$535,000	Pro	operty Type	Hous	se		Suburb	Alfredton
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Add	dress 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









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**



Price: \$546,500

6 Cedar Av ALFREDTON 3350 (REI/VG)

4 Grosvenor Ct ALFREDTON 3350 (REI/VG)

**b** 2

Method: Private Sale Date: 15/07/2021 Property Type: House (Res) Land Size: 756 sqm approx Agent Comments



Price: \$520,000 Method: Private Sale Date: 28/06/2021 Property Type: House (Res) Land Size: 975 sgm approx

**Len** 3



54 Elaine Av ALFREDTON 3350 (VG)



Price: \$500,000 Method: Sale Date: 06/05/2021 Property Type: House (Res) Land Size: 699 sqm approx Agent Comments

Agent Comments

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



propertydata

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