

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

7 Cordover Court, Alfredton Vic 3350

Indicative selling price

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

Range between \$410,000 & \$430,000

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	6 Cordover Ct ALFREDTON 3350	\$420,000	03/09/2017
2	5 Rosney Ct ALFREDTON 3350	\$415,000	03/04/2017
3	3 Cheviot Ct ALFREDTON 3350	\$410,000	29/08/2017

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.~~



 4  2  2

Rooms:

Property Type: House

Land Size: 729 sqm approx

Agent Comments

Comparable Properties



6 Cordover Ct ALFREDTON 3350 (REI)

Agent Comments

 4  3  2

Price: \$420,000

Method: Private Sale

Date: 03/09/2017

Rooms: -

Property Type: House (Res)



5 Rosney Ct ALFREDTON 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$415,000

Method: Private Sale

Date: 03/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 757 sqm approx



3 Cheviot Ct ALFREDTON 3350 (REI)

Agent Comments

 4  2  2

Price: \$410,000

Method: Private Sale

Date: 29/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 779 sqm approx