

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

20 Lauderdale Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between

\$420,000

&

\$440,000

Median sale price

Median price

\$440,000

House

X

Unit

Suburb or locality

Alfredton

Period - From

01/01/2018

to

31/12/2018

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 | 116 Alfredton Dr ALFREDTON 3350 | \$432,000 | 31/05/2018 |
| 2 | 13 Cordover Ct ALFREDTON 3350 | \$431,000 | 13/02/2019 |
| 3 | 38 Lawrie Dr ALFREDTON 3350 | \$420,000 | 21/11/2017 |

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: 647 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$440,000
Median House Price
Year ending December 2018: \$440,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



116 Alfredton Dr ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$432,000
Method: Private Sale
Date: 31/05/2018
Rooms: 5
Property Type: House
Land Size: 700 sqm approx



13 Cordover Ct ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$431,000
Method: Private Sale
Date: 13/02/2019
Rooms: -
Property Type: House
Land Size: 722 sqm approx



38 Lawrie Dr ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$420,000
Method: Private Sale
Date: 21/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 720 sqm approx