

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| | Pro | perty | offered | for sal | е |
|--|-----|-------|---------|---------|---|
|--|-----|-------|---------|---------|---|

| 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 | Hou | se 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.

| Add | dress 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.





Generated: 11/04/2019 14:33





2 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)

4 • 2

) 2 🛱 2

Price: \$432,000 Method: Private Sale

Rooms: 5

Property Type: House Land Size: 700 sqm approx Agent Comments



13 Cordover Ct ALFREDTON 3350 (REI)

Date: 31/05/2018





Agent Comments

Price: \$431,000 Method: Private Sale Date: 13/02/2019

Rooms: -

Property Type: House **Land Size:** 722 sqm approx

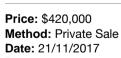
38 Lawrie Dr ALFREDTON 3350 (REI)







Agent Comments



Rooms: -

Property Type: House (Res) **Land Size:** 720 sqm approx

Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507





Generated: 11/04/2019 14:33