

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

31 Karol Street, Alfredton, VIC 3350

Indicative selling price

Single Price or Range between

\$525,000 - \$555,000

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

Median sale price

Median Price

\$445,000

Property Type

House

Suburb

ALFREDTON

Period From

18/03/2018

Period To

18/09/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**66 DORSET DRIVE
ALFREDTON**

4 2 2

Price \$565,000

Date of Sale 15/06/2019

Land 578 sqm



**7 LEICESTER COURT
ALFREDTON**

4 2 2

Price \$540,000

Date of Sale 11/04/2019

Land 826 sqm



**40 KAROL STREET
ALFREDTON**

4 2 2

Price \$500,000

Date of Sale 04/04/2019

Land 490 sqm