

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

36 Roscommon Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$710,000

&

\$781,000

Median sale price

Median price \$606,250

Property Type House

Suburb Alfredton

Period - From 01/07/2021

to

30/09/2021

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	2 Oberon St ALFREDTON 3350	\$700,000	18/08/2021
2			
3			

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.~~

This Statement of Information was prepared on:

23/11/2021 13:26

36 Roscommon Avenue, Alfredton Vic 3350



Rob Cunningham

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Indicative Selling Price

\$710,000 - \$781,000

Median House Price

September quarter 2021: \$606,250



Property Type: Land

Land Size: 540 sqm approx

Agent Comments

Comparable Properties



2 Oberon St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 18/08/2021

Property Type: House (Res)

Land Size: 743 sqm approx

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.

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



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