

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1/11 Coonatta Street, Alfredton Vic 3350

Indicative selling price

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

Range between

\$330,000

&

\$350,000

Median sale price

Median price

\$284,000

House

Unit

X

Suburb

Alfredton

Period - From

01/07/2017

to

30/06/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	44 Elaine Av ALFREDTON 3350	\$360,000	01/10/2018
2	3/163a Cuthberts Rd ALFREDTON 3350	\$335,000	27/08/2018
3	1 Lauderdale Av ALFREDTON 3350	\$330,000	16/07/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$330,000 - \$350,000
Median Unit Price
Year ending June 2018: \$284,000

Comparable Properties



44 Elaine Av ALFREDTON 3350 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 01/10/2018
Rooms: 3
Property Type: House (Res)



3/163a Cuthberts Rd ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 27/08/2018
Rooms: -
Property Type: Unit



1 Lauderdale Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 16/07/2018
Rooms: -
Property Type: House
Land Size: 343 sqm approx