

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

8 Beaufort Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$395,000 & \$425,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Alfredton

Period - From

01/10/2020

to

30/09/2021

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.

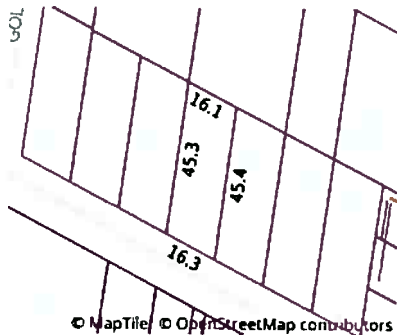
Address of comparable property		Price	Date of sale
1	33 Cuthberts Rd ALFREDTON 3350	\$441,000	09/03/2021
2	14 Cuthberts Rd ALFREDTON 3350	\$425,000	14/03/2021
3	56 Mimosa Av ALFREDTON 3350	\$400,000	03/03/2021

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.~~

This Statement of Information was prepared on:

22/11/2021 12:22



3 bedrooms, 1 bathroom, 2 cars

Property Type:
Divorce/Estate/Family Transfers
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$425,000
Median House Price
Year ending September 2021: \$550,000

Comparable Properties



33 Cuthberts Rd ALFREDTON 3350 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$441,000
Method: Private Sale
Date: 09/03/2021
Property Type: House
Land Size: 464 sqm approx



14 Cuthberts Rd ALFREDTON 3350 (VG)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$425,000
Method: Sale
Date: 14/03/2021
Property Type: House (Res)
Land Size: 697 sqm approx



56 Mimosa Av ALFREDTON 3350 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 4 cars

Price: \$400,000
Method: Private Sale
Date: 03/03/2021
Property Type: House (Res)
Land Size: 765 sqm approx