## 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

Address 8 Beaufort Avenue, Alfredton Vic 3350

#### Indicative selling price

For the meaning	of this price see	consumer.vic.go	ov.au/underquo	ting	
Range betwee	n \$395,000	&	\$425,00	0	
Median sale p	rice				
Median price	\$550,000	Property Type	House	Suburb	Alfredton
Period - From	01/10/2020	to 30/09/2021	Sc	ource 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.

Ad	dress 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 comparableproperties 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



8 Beaufort Avenue, Alfredton Vic 3350







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)



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

14 Cuthberts Rd ALFREDTON 3350 (VG)

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Agent Comments

Agent Comments

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

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56 Mimosa Av ALFREDTON 3350 (REI/VG)

Agent Comments



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

## Account - PRD Nationwide | P: 03 5331 1111 | F: 03 5331 5778



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