

# 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

15 Longford Road, Alfredton, VIC 3350

## Indicative selling price

Range between

\$475,000 - \$495,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Median sale price

Median price

\$408,000

House

\*Delete house or unit as applicable

Suburb

ALFREDTON

Period from

05/03/2018

Period to

05/09/2019

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



**169 DYSON DRIVE  
ALFREDTON**

4 2 2

Price \$480,000

Date of Sale 08/08/2019

Land 600 sqm



**9 HARMONY WAY  
ALFREDTON**

4 2 2

Price \$455,000

Date of Sale 07/06/2019

Land 490 sqm



**99 MAJESTIC WAY  
WINTER VALLEY**

4 2 2

Price \$510,000

Date of Sale 23/04/2019

Land 599 sqm

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