

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

49 Vale Street, Alfredton Vic 3350

Indicative selling price

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

Range between

\$320,000

&

\$350,000

Median sale price*

Median price

\$420,000

House

X

Unit

Suburb or locality

Alfredton

Period - From

04/06/2019

to

04/09/2019

Source

Realestate.com.au

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	101a Bell St REDAN 3350	\$340,000	23/05/2019
2	57 Marie Cr WENDOUREE 3355	\$340,000	30/05/2019
3	6 Winsam Gr WENDOUREE 3355	\$320,000	30/08/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 519 sqm approx

Agent Comments

Comparable Properties



101a Bell St REDAN 3350 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 23/05/2019

Rooms: -

Property Type: House

Land Size: 685 sqm approx



57 Marie Cr WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 30/05/2019

Rooms: 5

Property Type: House

Land Size: 713 sqm approx



6 Winsam Gr WENDOUREE 3355 (REI)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 30/08/2019

Rooms: -

Property Type: House

Land Size: 599 sqm approx