

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

2 Harmony Way, Alfredton Vic 3350

Indicative selling price

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

Range between \$510,000

&

\$535,000

Median sale price

Median price \$660,000

Property Type House

Suburb Alfredton

Period - From 01/07/2021

to

30/06/2022

Source REIV

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 18 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	49 Creekstone Dr ALFREDTON 3350	\$520,000	27/04/2022
2	160 Cuthberts Rd ALFREDTON 3350	\$516,000	08/11/2021
3	70 Creekstone Dr ALFREDTON 3350	\$510,000	16/10/2021

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 18 months.~~

This Statement of Information was prepared on:

04/08/2022 07:41



3 2 2

Rooms: 4
Property Type: Land
Land Size: 355 sqm approx
Agent Comments

Indicative Selling Price
\$510,000 - \$535,000
Median House Price
Year ending June 2022: \$660,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



49 Creekstone Dr ALFREDTON 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$520,000
Method: Private Sale
Date: 27/04/2022
Property Type: House (Res)
Land Size: 360 sqm approx



160 Cuthberts Rd ALFREDTON 3350 (REI/VG) **Agent Comments**

3 1 2

Price: \$516,000
Method: Private Sale
Date: 08/11/2021
Property Type: House (Res)
Land Size: 753 sqm approx



70 Creekstone Dr ALFREDTON 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$510,000
Method: Private Sale
Date: 16/10/2021
Property Type: House (Res)
Land Size: 301 sqm approx

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