

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

30 Roscommon Avenue, Alfredton, VIC 3350

Indicative selling price

\$195,000

Range between

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

Median sale price

Median price
\$ 408,000

House

*Delete house or unit as applicable

Suburb
ALFREDTON

Period from
01/03/2018

Period to
29/08/2019

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



11 ROSCOMMON AVENUE
ALFREDTON

4 2

Price \$180,000
Date of Sale 25/01/2019
Land 708 sqm



17 ROSCOMMON AVENUE
ALFREDTON

4 2 2

Price \$170,000
Date of Sale 18/01/2019
Land 510 sqm



15 OBRIEN DRIVE
ALFREDTON

4 2 2

Price \$187,500
Date of Sale 02/08/2019
Land 576 sqm

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