

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

43 Canopy Avenue, Alfredton, VIC 3350

Indicative selling price

\$ 395,000 - \$425,000

Range between

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

Median sale price

Median price
\$ 450,000

House

*Delete house or unit as applicable

Suburb
ALFREDTON

Period
03/01/2018 - 03/07/2019

Source
Price Finder

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



9 COLONIAL COURT
ALFREDTON

4 2 2

Normal Sale \$388,750
Date Sold 30/01/2018
Land 522 sqm



8 HARMONY WAY
ALFREDTON

4 0 0

Normal Sale \$435,000
Date Sold 24/04/2018
Land 605 sqm



406 GREENHALGHS ROAD
DELACOMBE

3 2 2

Normal Sale \$420,000
Date Sold 16/04/2019
Land 600 sqm