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 and postcode

56 CLOVEDALE AVENUE ALFREDTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | \$520,000 | or range between | & | |
|-------------------|-----------|---|---|--|
| Median sale price | | | | |

(*Delete house or unit as applicable)

| Median Price | \$631,000 | Prop | erty type | | House | Suburb | Alfredton |
|--------------|-------------|------|-----------|------|--------|--------|-----------|
| Period-from | 01 Jun 2023 | to | 31 May 2 | 2024 | Source | | Corelogic |

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 |
|--------------------------------------|-----------|--------------|
| 23 LONGFORD ROAD ALFREDTON VIC 3350 | \$517,000 | 09-Jan-24 |
| 31 LEITRIM STREET ALFREDTON VIC 3350 | \$500,000 | 02-Feb-24 |
| 20 BRIND WAY LUCAS VIC 3350 | \$521,000 | 27-Mar-24 |

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: 20 June 2024



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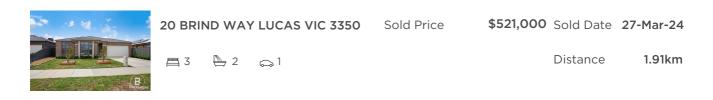




| 23 LONGFORD ROAD ALFREDTON VIC 3350 | | | Sold Price | \$517,000 | Sold Date | 09-Jan-24 |
|--|---|--------------|------------|-----------|-----------|-----------|
| 昌 3 | 2 | ç ⇒ 2 | | | Distance | 1.3km |



| | 31 LEITRIM STREET ALFREDTON VIC 3350 | | | Sold Price | \$500,000 | Sold Date | 02-Feb-24 |
|------|---|---|------------|------------|-----------|-----------|-----------|
| ogia | a 3 | 2 | <u>⇔</u> 2 | | | Distance | 1.63km |



RS = Recent sale UN = Undisclosed Sale

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