

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

1 Leitrim Street 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

\$439,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,975

Property type

Other

Suburb

Alfredton

Period-from

01 Aug 2019

to

31 Jul 2020

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

119 Dyson Drive Alfredton VIC 3350	\$440,000	28-Mar-20
4 Moseley Street Alfredton VIC 3350	\$435,000	27-Feb-19
11 Craven Street Lucas VIC 3350	\$442,500	28-Nov-19

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: 10 August 2020



119 Dyson Drive Alfredton VIC 3350 Sold Price **\$440,000** Sold Date **28-Mar-20**

 3  2  2

Distance **1.4km**



4 Moseley Street Alfredton VIC 3350 Sold Price **\$435,000** Sold Date **27-Feb-19**

 3  2  2

Distance **1.57km**



11 Craven Street Lucas VIC 3350 Sold Price **\$442,500** Sold Date **28-Nov-19**

 3  2  2

Distance **2.41km**

RS = Recent sale

UN = Undisclosed Sale

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