

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

1899 Sturt Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$690,000 & \$725,000

Median sale price

Median price \$490,000 Property Type House Suburb Alfredton

Period - From 01/07/2019 to 30/06/2020 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	29 Shortridge Dr LUCAS 3350	\$705,000	22/06/2020
2	105 Cuthberts Rd ALFREDTON 3350	\$690,000	09/06/2020
3	47 Belltower Av ALFREDTON 3350	\$690,000	17/03/2020

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:

07/08/2020 09:45



4 2 2

Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 968 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$725,000

Median House Price

Year ending June 2020: \$490,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



29 Shortridge Dr LUCAS 3350 (REI)

Agent Comments

4 2 2

Price: \$705,000

Method: Private Sale

Date: 22/06/2020

Property Type: House (Res)



105 Cuthberts Rd ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$690,000

Method: Private Sale

Date: 09/06/2020

Rooms: 6

Property Type: House (Res)

Land Size: 899 sqm approx



47 Belltower Av ALFREDTON 3350 (REI)

Agent Comments

4 2 3

Price: \$690,000

Method: Private Sale

Date: 17/03/2020

Property Type: House (Res)

Land Size: 839 sqm approx