

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

20 Aspect Parade, Alfredton Vic 3350

Indicative selling price

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

Range between \$670,000 & \$690,000

Median sale price

Median price \$579,900

Property Type House

Suburb Alfredton

Period - From 01/04/2021

to 30/06/2021

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	118 Aspect Pde ALFREDTON 3350	\$715,000	07/06/2021
2	5 Capital St ALFREDTON 3350	\$700,000	07/07/2021
3	8 Capital St ALFREDTON 3350	\$688,000	19/04/2021

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:

29/08/2021 13:27



Property Type: Land (Res)

Agent Comments

Comparable Properties



118 Aspect Pde ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 07/06/2021

Property Type: House

Land Size: 474 sqm approx



5 Capital St ALFREDTON 3350 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 07/07/2021

Property Type: House (Res)

Land Size: 296 sqm approx



8 Capital St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$688,000

Method: Private Sale

Date: 19/04/2021

Property Type: House

Land Size: 337 sqm approx