

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

Lot 217 Mary Drive 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

\$207,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$178,000

Property type

Land

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

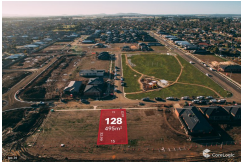
Date of sale

60 Creekstone Drive Alfredton VIC 3350	\$204,900	08-Jul-20
62 Creekstone Drive Alfredton VIC 3350	\$209,900	23-Mar-20
8 Beldi Street Alfredton VIC 3350	\$209,000	06-Mar-20

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: 05 August 2020



60 Creekstone Drive Alfredton VIC 3350

Sold Price

^{RS}

\$204,900

Sold Date

08-Jul-20

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Distance

0.12km



62 Creekstone Drive Alfredton VIC 3350

Sold Price

\$209,900

Sold Date

23-Mar-20

 4  2  2

Distance

0.13km



8 Beldi Street Alfredton VIC 3350

Sold Price

\$209,000

Sold Date

06-Mar-20

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Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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