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 | 10 Cork Street, Alfredton Vic 3350 |
|-----------------------|------------------------------------|
| Including suburb or | |
| locality and postcode | |
| | |
| | |

Indicative selling price

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

| 00 |
|----|
| |

Median sale price

| Median price | \$509,000 | Pro | perty Type | House | | Suburb | Alfredton |
|---------------|------------|-----|------------|-------|--------|--------|-----------|
| Period - From | 01/02/2020 | to | 31/01/2021 | | 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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|-------------------------------|-----------|--------------|
| 1 | 21 Calma St ALFREDTON 3350 | \$545,000 | 28/10/2020 |
| 2 | 7 Fermanagh St ALFREDTON 3350 | \$540,000 | 17/12/2020 |
| 3 | 7 Oxley Bnd ALFREDTON 3350 | \$535,000 | 02/12/2020 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

| This Statement of Information was prepared on: | 01/02/2021 14:14 |
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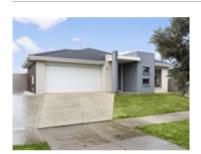
Property Type: Land Land Size: 511 sqm approx

Agent Comments

Indicative Selling Price \$539,900 **Median House Price**

01/02/2020 - 31/01/2021: \$509,000

Comparable Properties



21 Calma St ALFREDTON 3350 (REI/VG)



Price: \$545,000 Method: Private Sale Date: 28/10/2020

Property Type: House (Res) Land Size: 734 sqm approx Agent Comments



7 Fermanagh St ALFREDTON 3350 (REI)







Method: Private Sale Date: 17/12/2020

Price: \$540,000

Property Type: House (Res) Land Size: 576 sqm approx **Agent Comments**



7 Oxley Bnd ALFREDTON 3350 (REI)





Price: \$535,000 Method: Private Sale Date: 02/12/2020

Property Type: House (Res) Land Size: 641 sqm approx

Agent Comments

Account - PRD Nationwide | P: 03 5331 1111 | F: 03 5331 5778



