

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

27 Cavan Grove 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

or range
between

\$655,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$245,000

Property type

Land

Suburb

Alfredton

Period-from

01 Jan 2021

to

31 Dec 2021

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

| | | |
|---------------------------------------|-----------|-----------|
| 55 Longford Road Alfredton VIC 3350 | \$660,000 | 28-Jun-21 |
| 19 Donegal Drive Alfredton VIC 3350 | \$675,000 | 31-Dec-21 |
| 6 Fermanagh Street Alfredton VIC 3350 | \$690,000 | 30-Jun-21 |

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.~~

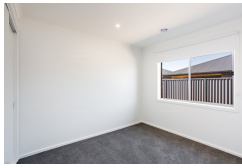
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55 Longford Road Alfredton VIC 3350

4 2 2

Sold Price

\$660,000

Sold Date

28-Jun-21

Distance

0.08km



19 Donegal Drive Alfredton VIC 3350

4 2 2

Sold Price

^{RS} **\$675,000**

Sold Date

31-Dec-21

Distance

0.32km



6 Fermanagh Street Alfredton VIC 3350

4 2 2

Sold Price

\$690,000

Sold Date

30-Jun-21

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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