

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

15 Cedar Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$590,000 & \$610,000

Median sale price

Median price \$660,000 Property Type House Suburb Alfredton

Period - From 01/01/2022 to 31/12/2022 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	4 Townsend Ct ALFREDTON 3350	\$620,000	06/09/2022
2	59 Cuthberts Rd ALFREDTON 3350	\$603,000	04/05/2022
3	14 Kallioota St ALFREDTON 3350	\$590,000	20/07/2022

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:

24/01/2023 16:46



4 2 3

Property Type: House
Land Size: 726 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$610,000
Median House Price
Year ending December 2022: \$660,000

Comparable Properties



4 Townsend Ct ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$620,000
Method: Private Sale
Date: 06/09/2022
Property Type: House
Land Size: 656 sqm approx



59 Cuthberts Rd ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$603,000
Method: Private Sale
Date: 04/05/2022
Property Type: House
Land Size: 714 sqm approx



14 Kallioota St ALFREDTON 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$590,000
Method: Private Sale
Date: 20/07/2022
Property Type: House
Land Size: 839 sqm approx