

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 Limerick Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$595,000 & \$654,500

Median sale price

Median price \$495,000

Property Type House

Suburb Alfredton

Period - From 05/10/2019

to 04/10/2020

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 | 151 Cuthberts Rd ALFREDTON 3350 | \$635,000 | 11/07/2020 |
| 2 | 19 Wexford St ALFREDTON 3350 | \$605,000 | 24/09/2020 |
| 3 | 141 Cuthberts Rd ALFREDTON 3350 | \$600,000 | 17/07/2020 |

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:

05/10/2020 09:59



Property Type: Land
Land Size: 576 sqm approx
Agent Comments

Comparable Properties



151 Cuthberts Rd ALFREDTON 3350 (REI)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 11/07/2020
Property Type: House
Land Size: 654 sqm approx



19 Wexford St ALFREDTON 3350 (REI)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 24/09/2020
Property Type: House (Res)
Land Size: 623 sqm approx



141 Cuthberts Rd ALFREDTON 3350 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 17/07/2020
Property Type: House
Land Size: 652 sqm approx