

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

4 Clovedale Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$420,000

&

\$440,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/01/2018

to

31/12/2018

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 eighteen 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	17 Karol St ALFREDTON 3350	\$430,000	22/10/2018
2	3 Harris Dr LUCAS 3350	\$425,000	27/07/2018
3	7 Kewley Gr LUCAS 3350	\$415,000	05/01/2019

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 eighteen months.



4 2 2

Rooms: 6

Property Type: House

Land Size: 464 sqm approx

Agent Comments

Indicative Selling Price

\$420,000 - \$440,000

Median House Price

Year ending December 2018: \$440,000

Situated in the Chase Estate, only moments to Lucas Town Centre and Primary Schools this home is perfect for someone looking to live or invest. The home boasts four large bedrooms including master with ensuite, walk in robe and the remaining 3 bedrooms all with built in robes. Two separate living zones including a large kitchen, dining, living area and a separate rumpus room. A large central bathroom with a separate bath and shower. Sliding doors off the dining area opens up outside to a large north facing decked area and established low maintenance gardens.

Comparable Properties



17 Karol St ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$430,000

Method: Private Sale

Date: 22/10/2018

Rooms: -

Property Type: House

Land Size: 485 sqm approx



3 Harris Dr LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$425,000

Method: Private Sale

Date: 27/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 495 sqm approx



7 Kewley Gr LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$415,000

Method: Private Sale

Date: 05/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 525 sqm approx