

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

6 Colonial Court, Alfredton Vic 3350

Indicative selling price

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

Range between

\$475,000

&

\$522,500

Median sale price

Median price

\$520,000

Property Type

House

Suburb

Alfredton

Period - From

01/07/2020

to

30/09/2020

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	253 Whitelaw Av DELACOMBE 3356	\$510,000	19/11/2019
2	25 Arrandale Av ALFREDTON 3350	\$487,000	06/06/2020
3	35 Tudor Av DELACOMBE 3356	\$483,000	26/06/2019

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 18 months.~~

This Statement of Information was prepared on:

19/11/2020 09:13

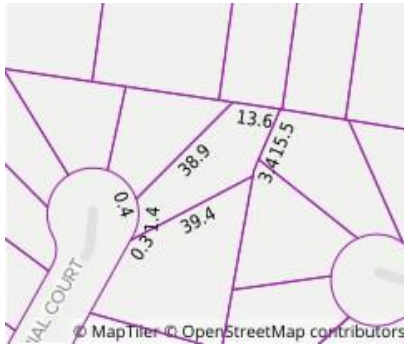
Rob Cunningham
53312000
0418543634
robert@doepels.com.au

Indicative Selling Price

\$475,000 - \$522,500

Median House Price

September quarter 2020: \$520,000



Property Type: House (Previously Occupied - Detached)

Land Size: 790 sqm approx

Agent Comments

Comparable Properties

253 Whitelaw Av DELACOMBE 3356 (VG)

Agent Comments



Price: \$510,000

Method: Sale

Date: 19/11/2019

Property Type: House (Res)

Land Size: 720 sqm approx



25 Arrandale Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$487,000

Method: Private Sale

Date: 06/06/2020

Rooms: 8

Property Type: House (Res)

Land Size: 795 sqm approx



35 Tudor Av DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$483,000

Method: Private Sale

Date: 26/06/2019

Rooms: 5

Property Type: House (Res)

Land Size: 720 sqm approx