

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale - 20 Ibis Garden Court, Alfredton Vic 3350

### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$840,000

### MEDIAN SELLING PRICE \*

Median price

House

Suburb or  
locality

Period - From

to

Source

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF

### COMPARABLE PROPERTY SALES

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 comparable to the property for sale.

Address of comparable property	Price	Date of Sale
101 Ibis Gardens Ct CARDIGAN 3352	\$950,000	13/12/2016
73 Ibis Gardens Ct CARDIGAN 3352	\$837,500	27/07/2017
124 Ibis Gardens Ct CARDIGAN 3352	\$815,000	25/08/2017



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.