

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

12 Paramount Parade, Alfredton Vic 3350

Indicative selling price

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

Range between \$865,000 & \$915,000

Median sale price

Median price \$500,000 Property Type House Suburb Alfredton

Period - From 01/01/2020 to 31/12/2020 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	21 Durham St NEWINGTON 3350	\$900,000	29/07/2020
2	2 High St LAKE WENDOUREE 3350	\$870,000	08/09/2020
3	5 Insignia Blvd ALFREDTON 3350	\$870,000	15/01/2020

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:

28/01/2021 13:56



 3
  2
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Rooms: 5
Property Type: Land (Res)
Land Size: 581 sqm approx
 Agent Comments

Indicative Selling Price
 \$865,000 - \$915,000
Median House Price
 Year ending December 2020: \$500,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



21 Durham St NEWINGTON 3350 (VG)

Agent Comments

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Price: \$900,000
Method: Sale
Date: 29/07/2020
Property Type: House (Res)
Land Size: 700 sqm approx



2 High St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$870,000
Method: Private Sale
Date: 08/09/2020
Rooms: 5
Property Type: House (Res)
Land Size: 253 sqm approx



5 Insignia Blvd ALFREDTON 3350 (VG)

Agent Comments

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Price: \$870,000
Method: Sale
Date: 15/01/2020
Property Type: House (Res)
Land Size: 752 sqm approx