

# 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

31 Lugano Avenue, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$495,000 & \$510,000

### Median sale price

Median price

\$500,000

Property type

House

Suburb

Alfredton

Period - From

01/01/2020

to

31/12/2020

Source

CoreLogic

### Comparable property sales

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
17 Kalamata Avenue, Alfredton Vic 3350	\$505,000	18/12/2020
204 Ballarat-Carngham Road, Alfredton Vic 3350	\$500,000	19/06/2020
4 Galway Drive, Alfredton Vic 3350	\$500,000	22/11/2020

This Statement of Information was prepared on: 20/01/2021