

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 andpostcode

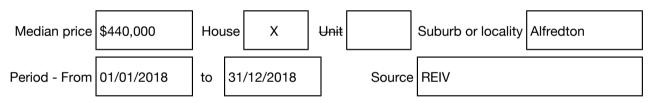
7 Sage Close, Alfredton Vic 3350

Indicative selling price

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

Range between \$500,000	&	\$530,000
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Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	1a Goldwood Dr ALFREDTON 3350	\$575,000	07/08/2018
2	1804a Sturt St ALFREDTON 3350	\$535,000	23/04/2018
3	98 Aspect Pde ALFREDTON 3350	\$525,000	24/05/2018

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.

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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.









Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$500,000 - \$530,000 Median House Price Year ending December 2018: \$440,000

Comparable Properties

1a Goldwood Dr ALFREDTON 3350 (REI/VG) Price: \$575,000 Method: Private Sale Date: 07/08/2018 Rooms: - Property Type: House Land Size: 311 sqm approx	Agent Comments
1804a Sturt St ALFREDTON 3350 (REI/VG) 3 2 2 Price: \$535,000 Method: Private Sale Date: 23/04/2018 Rooms: - Property Type: House (Res) Land Size: 389 sqm approx	Agent Comments
98 Aspect Pde ALFREDTON 3350 (REI/VG) 4 2 2 2 Price: \$525,000 Method: Private Sale Date: 24/05/2018 Rooms: 5 Property Type: House Land Size: 311 sqm approx	Agent Comments

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