

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

5 Cedar Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$395,000 & \$410,000

Median sale price

Median price \$417,500 House Unit Suburb or locality Alfredton

Period - From 01/10/2018 to 31/12/2018 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 eighteen 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	33 Elaine Av ALFREDTON 3350	\$405,000	11/12/2018
2	4 Towong St ALFREDTON 3350	\$395,000	04/02/2019
3	6 Cedar Av ALFREDTON 3350	\$395,000	08/11/2018

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.



3 2 1

Rooms:
Property Type: House
Land Size: 725 sqm approx
 Agent Comments

Indicative Selling Price
 \$395,000 - \$410,000
Median House Price
 December quarter 2018: \$417,500

Comparable Properties



33 Elaine Av ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$405,000
Method: Private Sale
Date: 11/12/2018
Rooms: 3
Property Type: House (Res)
Land Size: 802 sqm approx



4 Towong St ALFREDTON 3350 (VG)

Agent Comments

3 - -

Price: \$395,000
Method: Sale
Date: 04/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 668 sqm approx



6 Cedar Av ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$395,000
Method: Private Sale
Date: 08/11/2018
Rooms: 4
Property Type: House
Land Size: 761 sqm approx