

## 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 and  
postcode

Lot 150 Mary Drive, Alfredton

### 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 \$199,900 or range between &

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$470,000 Property type House Suburb Alfredton  
Period-from 01 Feb 2019 to 31 Jan 2020 Source Corelogic

### 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
16 Caligari Way Alfredton VIC 3350	\$160,000	15-Oct-19
10 Caligari Way Alfredton VIC 3350	\$170,000	06-Jun-19
12 Caligari Way Alfredton VIC 3350	\$162,000	11-Jun-19

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: 20 February 2020