

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

10 Cork Street, Alfredton Vic 3350

Indicative selling price

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

Single price \$579,900

Median sale price

Median price \$509,000

Property Type House

Suburb Alfredton

Period - From 01/02/2020

to 31/01/2021

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 Calma St ALFREDTON 3350	\$545,000	28/10/2020
2	7 Fermanagh St ALFREDTON 3350	\$540,000	17/12/2020
3	7 Oxley Bnd ALFREDTON 3350	\$535,000	02/12/2020

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:

01/02/2021 14:14



Property Type: Land
Land Size: 511 sqm approx
Agent Comments

Indicative Selling Price
\$539,900
Median House Price
01/02/2020 - 31/01/2021: \$509,000

Comparable Properties



21 Calma St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 28/10/2020
Property Type: House (Res)
Land Size: 734 sqm approx



7 Fermanagh St ALFREDTON 3350 (REI)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 17/12/2020
Property Type: House (Res)
Land Size: 576 sqm approx



7 Oxley Bnd ALFREDTON 3350 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 02/12/2020
Property Type: House (Res)
Land Size: 641 sqm approx