

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

25 Dublin Street Alfredton VIC 3350

Indicative selling price

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

Single Price

\$429,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$175,000

Property type

Land

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

14 Sydney Way Alfredton VIC 3350	\$429,900	01-Nov-19
4 Moseley Street Alfredton VIC 3350	\$435,000	27-Feb-19
9 Parkwood Street Alfredton VIC 3350	\$425,600	02-Aug-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: 11 February 2020



14 Sydney Way Alfredton VIC 3350 Sold Price **\$429,900** Sold Date **01-Nov-19**
Distance **0.97km**

 3  2  2



4 Moseley Street Alfredton VIC 3350 Sold Price **\$435,000** Sold Date **27-Feb-19**
Distance **1.22km**

 3  2  2



9 Parkwood Street Alfredton VIC 3350 Sold Price **\$425,600** Sold Date **02-Aug-19**
Distance **1.23km**

 3  2  2

RS = Recent sale UN = Undisclosed Sale

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