

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 21 Calma Street, Alfredton Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$545,000 & \$565,000

Median sale price

Median price \$482,500 Property Type House Suburb Alfredton

Period - From 01/04/2020 to 30/06/2020 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	66 Dorset Dr ALFREDTON 3350	\$565,000	15/06/2019
2	100 Alfredton Dr ALFREDTON 3350	\$552,500	30/10/2019
3	7 Leicester Ct ALFREDTON 3350	\$540,000	26/04/2019

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: 06/08/2020 20:38



Property Type: House
Land Size: 734 sqm approx
Agent Comments

Indicative Selling Price

\$545,000 - \$565,000

Median House Price

June quarter 2020: \$482,500

Comparable Properties



66 Dorset Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 15/06/2019
Property Type: House
Land Size: 578 sqm approx



100 Alfredton Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$552,500
Method: Sale by Tender
Date: 30/10/2019
Property Type: House
Land Size: 698 sqm approx



7 Leicester Ct ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 26/04/2019
Property Type: House
Land Size: 826 sqm approx