

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

16 Opal Street, Alfredton Vic 3350

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 \$495,000 Property Type House Suburb Alfredton

Period - From 01/10/2019 to 30/09/2020 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	13 Monaghan Tce ALFREDTON 3350	\$557,500	10/08/2020
2	7 Mellish St LUCAS 3350	\$550,000	21/08/2020
3	31 Karol St ALFREDTON 3350	\$540,000	15/07/2020

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:

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Property Type: Land
Land Size: 424 sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$565,000
Median House Price
Year ending September 2020: \$495,000

Comparable Properties



13 Monaghan Tce ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$557,500
Method: Private Sale
Date: 10/08/2020
Property Type: House
Land Size: 576 sqm approx



7 Mellish St LUCAS 3350 (REI/VG) Agent Comments



Price: \$550,000
Method: Private Sale
Date: 21/08/2020
Property Type: House
Land Size: 420 sqm approx



31 Karol St ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$540,000
Method: Private Sale
Date: 15/07/2020
Property Type: House
Land Size: 489 sqm approx