

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

59 Canopy Avenue 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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
75 Canopy Avenue Alfredton VIC 3350	\$600,000	11-Sep-19
32 Alfredton Drive Alfredton VIC 3350	\$575,000	19-Dec-19
26 Warburton Drive Lucas VIC 3350	\$629,000	18-Dec-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.~~

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75 Canopy Avenue Alfredton VIC 3350

4 2 3

Sold Price

\$600,000

Sold Date

11-Sep-19

Distance

0.13km



32 Alfredton Drive Alfredton VIC 3350

4 2 2

Sold Price

\$575,000

Sold Date

19-Dec-19

Distance

0.51km



26 Warburton Drive Lucas VIC 3350

4 2 2

Sold Price

\$629,000

Sold Date

18-Dec-19

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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