

# 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

16 OBrien Drive, Alfredton, VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$430,000

&

\$460,000

### Median sale price

Median price

\$ 470,000

Property type

House

Suburb

ALFREDTON

Period - From

18/08/2018

to

18/02/2020

Source

CoreLogic

### Comparable property sales

**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

1 171 Ballarat-carngham Road Winter Valley	\$420,000	22/10/2019
2 39 Roscommon Avenue Alfredton	\$470,000	22/10/2019
3 12 Honour Avenue Winter Valley	\$420,000	23/08/2019

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:

18/02/2020