

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

20 PERENDALE 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

or range
between

\$625,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,750

Property type

House

Suburb

Alfredton

Period-from

01 Nov 2022

to

31 Oct 2023

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
21 ARMAGH STREET ALFREDTON VIC 3350	\$650,000	03-Nov-23
14 MERINO DRIVE ALFREDTON VIC 3350	\$650,000	03-Nov-23
13 CORDOVER COURT ALFREDTON VIC 3350	\$633,000	09-Aug-22

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: 27 November 2023



21 ARMAGH STREET ALFREDTON
VIC 3350

4 2 2

Sold Price

^{RS} \$650,000

Sold Date 03-Nov-23

Distance 0.42km



14 MERINO DRIVE ALFREDTON VIC
3350

4 2 2

Sold Price

Sold Date 03-Nov-23

Distance 0.54km



13 CORDOVER COURT
ALFREDTON VIC 3350

4 2 2

Sold Price

\$633,000

Sold Date 09-Aug-22

Distance 0.7km

RS = Recent sale UN = Undisclosed Sale

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