

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

4 Canopy Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$670,000 & \$695,000

Median sale price

Median price \$650,000 Property Type House Suburb Alfredton

Period - From 01/10/2023 to 31/12/2023 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	182 Cuthberts Rd ALFREDTON 3350	\$695,000	13/10/2023
2	39 Belltower Av ALFREDTON 3350	\$691,888	31/01/2023
3	69 Elaine Av ALFREDTON 3350	\$685,000	06/10/2022

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: House (Res)
Agent Comments

Indicative Selling Price
\$670,000 - \$695,000
Median House Price
December quarter 2023: \$650,000

Comparable Properties



182 Cuthberts Rd ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$695,000
Method: Private Sale
Date: 13/10/2023
Property Type: House
Land Size: 792 sqm approx



39 Belltower Av ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$691,888
Method: Private Sale
Date: 31/01/2023
Property Type: House (Res)
Land Size: 840 sqm approx



69 Elaine Av ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$685,000
Method: Private Sale
Date: 06/10/2022
Property Type: House (Res)
Land Size: 799 sqm approx

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