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

48 VALE STREET ALFREDTON VIC 3350

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | | or rang betwee | - 5795 UUU | & | \$860,000 | | |
|--|-----------|-------------------|------------|---------|-----------|--|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | |
| | | Descriptions | | Outsuch | | | |
| Median Price | \$633,000 | Property type | House | Suburb | Alfredton | | |

31 Jul 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Aug 2022

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.

to

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 6 TUNBRIDGE STREET LUCAS VIC 3350 | \$820,000 | 03-Mar-23 |
| 141 CUTHBERTS ROAD ALFREDTON VIC 3350 | \$800,000 | 20-Jun-23 |
| 50 CINNAMON DRIVE LAKE GARDENS VIC 3355 | \$910,000 | 08-Jun-23 |

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.

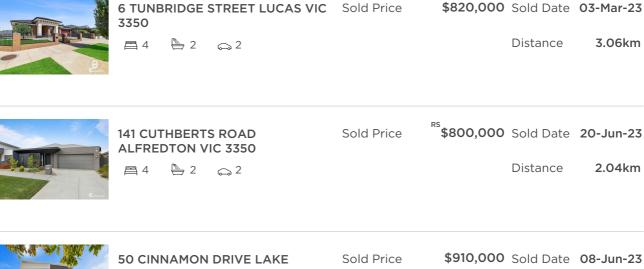
This Statement of Information was prepared on: 24 August 2023



Corelogic

consumer.vic.gov.au





50 CINNAMON DRIVE LAKE
Sold Price
\$910,000
Sold Date
08-Jun-23

GARDENS VIC 3355
Image: A and a gradient contraction of the state of the st

RS = Recent sale UN = Undisclosed Sale

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