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.

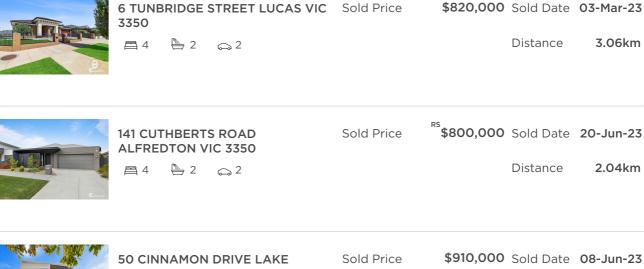
This Statement of Information was prepared on: 24 August 2023



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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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