Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 9 Oxley Bend, Alfredton Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	I/underquot	ting		
Range betweer	\$525,000		&		\$545,000			
Median sale p	rice							
Median price	\$558,000	Pro	operty Type	Ηοι	ise		Suburb	Alfredton
Period - From	01/01/2021	to	31/03/2021		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	16 Opal St ALFREDTON 3350	\$550,000	14/11/2020
2	21 Calma St ALFREDTON 3350	\$545,000	28/10/2020
3	22 Clovedale Av ALFREDTON 3350	\$535,000	17/10/2020

OR

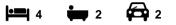
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

27/05/2021 16:50







Rooms: 7 Property Type: House Land Size: 576 sqm approx Agent Comments Indicative Selling Price \$525,000 - \$545,000 Median House Price March quarter 2021: \$558,000

Comparable Properties



16 Opal St ALFREDTON 3350 (REI/VG)



Price: \$550,000 Method: Private Sale Date: 14/11/2020 Property Type: House Land Size: 424 sqm approx

Agent Comments

21 Calma St ALFREDTON 3350 (REI/VG)

2

Agent Comments

Price: \$545,000 Method: Private Sale Date: 28/10/2020 Property Type: House (Res) Land Size: 734 sqm approx

4



22 Clovedale Av ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$535,000

Method: Private Sale Date: 17/10/2020 Property Type: House Land Size: 504 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.