

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

9 Oxley Bend, Alfredton Vic 3350

Indicative selling price

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

Range between \$525,000 & \$545,000

Median sale price

Median price \$558,000 Property Type House Suburb Alfredton

Period - From 01/01/2021 to 31/03/2021 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 | 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 |

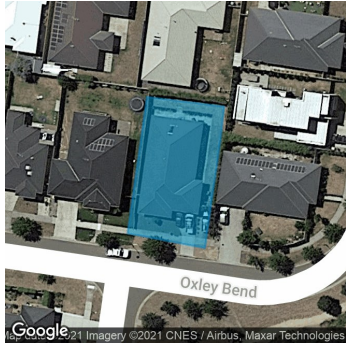
OR

~~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

9 Oxley Bend, Alfredton Vic 3350



 4  2  2

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)

Agent Comments

 4  2  2

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



21 Calma St ALFREDTON 3350 (REI/VG)

Agent Comments

 4  2  2

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



22 Clovedale Av ALFREDTON 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$535,000
Method: Private Sale
Date: 17/10/2020
Property Type: House
Land Size: 504 sqm approx

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