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	3 Crawford Road, Alfredton Vic 3350

Indicative selling price

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

Single price	$*	or range between	$520,000	&	$550,000

Median sale price

Median price	$492,500	Property type	*House*	Suburb	Alfredton
Period - From	01/09/2019	to	31/08/2020	Source	CoreLogic

Comparable property sales

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
18 Aspect Parade, Alfredton Vic 3350	$535,000	15/07/19
41 Prince Of Wales Boulevard, Alfredton Vic 3350	$545,000	23/10/19
19 Sage Close, Alfredton Vic 3350	$550,000	10/06/20

This Statement of Information was prepared on: 19/09/2020