

# 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

5 Corryong Court, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000 & \$650,000

### Median sale price

Median price \$535,000

Property Type House

Suburb Alfredton

Period - From 01/07/2020

to 30/06/2021

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	1723 Sturt St ALFREDTON 3350	\$650,000	11/04/2021
2	1785 Sturt St ALFREDTON 3350	\$640,000	01/10/2020
3	119 Alfredton Dr ALFREDTON 3350	\$621,888	16/07/2021

**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:

01/10/2021 16:43



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**Rooms:** 6  
**Property Type:** House  
**Land Size:** 763 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$595,000 - \$650,000  
**Median House Price**  
Year ending June 2021: \$535,000

## STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

## Comparable Properties



**1723 Sturt St ALFREDTON 3350 (VG)**

**Agent Comments**

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**Price:** \$650,000  
**Method:** Sale  
**Date:** 11/04/2021  
**Property Type:** House (Res)  
**Land Size:** 672 sqm approx



**1785 Sturt St ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 01/10/2020  
**Property Type:** House  
**Land Size:** 1064 sqm approx



**119 Alfredton Dr ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$621,888  
**Method:** Private Sale  
**Date:** 16/07/2021  
**Property Type:** House (Res)  
**Land Size:** 768 sqm approx

**Account** - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507