

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

125 Aspect Parade, Alfredton Vic 3350

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$635,000

Property Type House

Suburb Alfredton

Period - From 01/04/2023

to 31/03/2024

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	115 Aspect Pde ALFREDTON 3350	\$1,138,000	12/12/2023
2	12 Paramount Pde ALFREDTON 3350	\$1,125,000	28/03/2024
3	4 Aberdeen St ALFREDTON 3350	\$1,050,000	02/11/2023

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:

16/04/2024 14:42



4 2 2

Rooms: 7
Property Type: House
Land Size: 635 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000
Median House Price
 Year ending March 2024: \$635,000

Comparable Properties



115 Aspect Pde ALFREDTON 3350 (REI/VG) [Agent Comments](#)

5 2 2

Price: \$1,138,000
Method: Private Sale
Date: 12/12/2023
Rooms: 8
Property Type: House (Res)
Land Size: 470 sqm approx



12 Paramount Pde ALFREDTON 3350 (REI) [Agent Comments](#)

3 2 2

Price: \$1,125,000
Method: Private Sale
Date: 28/03/2024
Property Type: House



4 Aberdeen St ALFREDTON 3350 (VG) [Agent Comments](#)

4 - -

Price: \$1,050,000
Method: Sale
Date: 02/11/2023
Property Type: House (Res)
Land Size: 433 sqm approx