## 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 19 Echo Place, Alfredton Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$425,000		&		\$455,000			
Median sale pr	rice							
Median price	\$635,000	Pro	operty Type	Hou	se		Suburb	Alfredton
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	45 Chase Blvd ALFREDTON 3350	\$460,000	09/01/2023
2	17 Leopold St ALFREDTON 3350	\$455,000	01/12/2023
3	10/33 Tremain Dr LUCAS 3350	\$425,000	18/04/2024

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:

20/06/2024 12:22









Property Type: House Land Size: 299 sqm approx Agent Comments Indicative Selling Price \$425,000 - \$455,000 Median House Price Year ending March 2024: \$635,000

# **Comparable Properties**



45 Chase Blvd ALFREDTON 3350 (REI/VG)



Price: \$460,000 Method: Private Sale Date: 09/01/2023 Property Type: House Land Size: 300 sqm approx

17 Leopold St ALFREDTON 3350 (REI/VG)

Agent Comments

Agent Comments





Price: \$455,000 Method: Private Sale Date: 01/12/2023 Property Type: House

10/33 Tremain Dr LUCAS 3350 (REI/VG)



Agent Comments



Price: \$425,000 Method: Private Sale Date: 18/04/2024 Property Type: House Land Size: 192 sqm approx

#### Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



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