

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

19 Echo Place, Alfredton Vic 3350

Indicative selling price

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

Range between \$425,000 & \$455,000

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 | 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



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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)

Agent Comments

2 2 1

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

2 2 1

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



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

Agent Comments

2 2 1

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

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