

# 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 25 Kallioota Street, Alfredton Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$400,000 & \$420,000

### Median sale price

Median price \$640,000 Property Type House Suburb Alfredton

Period - From 01/07/2023 to 30/09/2023 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	50 Victory Av ALFREDTON 3350	\$445,000	22/12/2022
3	25 Prince St ALFREDTON 3350	\$427,000	20/06/2023

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: 02/11/2023 16:40



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 530 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$400,000 - \$420,000  
**Median House Price**  
September quarter 2023: \$640,000

## Comparable Properties



45 Chase Blvd ALFREDTON 3350 (REI/VG)

Agent Comments



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



50 Victory Av ALFREDTON 3350 (REI/VG)

Agent Comments



**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 22/12/2022  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx



25 Prince St ALFREDTON 3350 (REI/VG)

Agent Comments



**Price:** \$427,000  
**Method:** Private Sale  
**Date:** 20/06/2023  
**Property Type:** House (Res)  
**Land Size:** 299 sqm approx