

# 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

32 Amana Drive, 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 \$499,000 & \$529,000

### 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	23 Echo PI ALFREDTON 3350	\$528,800	04/10/2023
2	11 Willoby Dr ALFREDTON 3350	\$510,000	19/05/2023
3	17 Topaz St ALFREDTON 3350	\$496,000	11/03/2024

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:

07/05/2024 11:39



3   2   2

**Property Type:** Townhouse (Res)

**Land Size:** 154 sqm approx

Agent Comments

**Indicative Selling Price**

\$499,000 - \$529,000

**Median House Price**

Year ending March 2024: \$635,000

## Comparable Properties



**23 Echo PI ALFREDTON 3350 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$528,800

**Method:** Private Sale

**Date:** 04/10/2023

**Property Type:** House

**Land Size:** 360 sqm approx



**11 Willoby Dr ALFREDTON 3350 (VG)**

Agent Comments

3   -   -

**Price:** \$510,000

**Method:** Sale

**Date:** 19/05/2023

**Property Type:** House - Attached House N.E.C.



**17 Topaz St ALFREDTON 3350 (REI)**

Agent Comments

3   2   2

**Price:** \$496,000

**Method:** Private Sale

**Date:** 11/03/2024

**Property Type:** House

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