

# 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 Lawrie 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 \$700,000 & \$770,000

### Median sale price

Median price \$635,000 Property Type House Suburb Alfredton

Period - From 06/02/2023 to 05/02/2024 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	38 Mullingar Dr ALFREDTON 3350	\$740,000	13/12/2023
2	23 Wensleydale Dr ALFREDTON 3350	\$725,000	11/09/2023
3	13 Southdown Ct ALFREDTON 3350	\$720,000	30/10/2023

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:

06/02/2024 10:37



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**Property Type:** Land  
**Land Size:** 751 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$770,000  
**Median House Price**  
 06/02/2023 - 05/02/2024: \$635,000

## Comparable Properties



**38 Mullingar Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

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**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 13/12/2023  
**Property Type:** House  
**Land Size:** 640 sqm approx



**23 Wensleydale Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

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**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 11/09/2023  
**Property Type:** House  
**Land Size:** 746 sqm approx



**13 Southdown Ct ALFREDTON 3350 (REI/VG)**

Agent Comments

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**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 30/10/2023  
**Property Type:** House  
**Land Size:** 840 sqm approx

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