

# 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

41 Merino 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

\$645,000

&

\$675,000

### 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 Merino Dr ALFREDTON 3350	\$695,000	10/04/2024
2	3 Parkwood St ALFREDTON 3350	\$650,000	30/04/2024
3	14 Merino Dr ALFREDTON 3350	\$650,000	21/10/2023

**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:

25/06/2024 14:06

41 Merino Drive, Alfredton Vic 3350



 3  2  2

**Property Type:** House  
**Land Size:** 701 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$645,000 - \$675,000  
**Median House Price**  
Year ending March 2024: \$635,000

## Comparable Properties



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

**Agent Comments**

 3  2  2

**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 10/04/2024  
**Property Type:** House  
**Land Size:** 723 sqm approx



**3 Parkwood St ALFREDTON 3350 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 30/04/2024  
**Property Type:** House  
**Land Size:** 725 sqm approx



**14 Merino Dr ALFREDTON 3350 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 756 sqm approx

**Account - Integra Sales Pty Ltd | P: 0353225910**



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