

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 and
postcode

46 SIGNATURE DRIVE ALFREDTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Alfredton

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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

21 PRINCE OF WALES BOULEVARD ALFREDTON VIC 3350	\$670,000	30-Nov-23
8 SPARKLING CLOSE ALFREDTON VIC 3350	\$655,000	08-Dec-23
32 ST ANDREWS PLACE LAKE GARDENS VIC 3355	\$630,000	26-Sep-23

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.~~

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McGrath

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21 PRINCE OF WALES BOULEVARD Sold Price
ALFREDTON VIC 3350

3 2 2

\$670,000 Sold Date **30-Nov-23**

Distance **0.17km**



8 SPARKLING CLOSE ALFREDTON Sold Price
VIC 3350

3 2 2

\$655,000 Sold Date **08-Dec-23**

Distance **0.38km**



32 ST ANDREWS PLACE LAKE
GARDENS VIC 3355

3 2 2

Sold Price

\$630,000 Sold Date **26-Sep-23**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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