

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 49 Mia 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

Range between \$575,000 & \$595,000

Median sale price

Median price \$650,000 Property Type House Suburb Alfredton

Period - From 01/10/2023 to 31/12/2023 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	6 Micich Ct ALFREDTON 3350	\$600,000	29/03/2023
2	40 Mia St ALFREDTON 3350	\$595,000	10/11/2022
3	24 Echo PI ALFREDTON 3350	\$590,000	26/09/2022

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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Indicative Selling Price
\$575,000 - \$595,000
Median House Price
December quarter 2023: \$650,000



Property Type: Land
Land Size: 334 sqm approx
Agent Comments

Comparable Properties



6 Micich Ct ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 29/03/2023
Property Type: House
Land Size: 360 sqm approx

40 Mia St ALFREDTON 3350 (VG)

Agent Comments



Price: \$595,000
Method: Sale
Date: 10/11/2022
Property Type: House (Res)
Land Size: 356 sqm approx



24 Echo Pl ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 26/09/2022
Property Type: House
Land Size: 384 sqm approx

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