

# 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 Vetrano Avenue, Alfredton Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$580,000

### 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	44 Lugano Av ALFREDTON 3350	\$590,000	06/10/2023
2	29 Cavan Gr ALFREDTON 3350	\$585,000	09/05/2024
3	3 Tipperary St ALFREDTON 3350	\$535,000	06/03/2024

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: 06/06/2024 15:07



**Property Type:** Land  
**Land Size:** 367 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$550,000 - \$580,000  
**Median House Price**  
 Year ending March 2024: \$635,000

## Comparable Properties



**44 Lugano Av ALFREDTON 3350 (REI/VG)**

Agent Comments



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 06/10/2023  
**Property Type:** House  
**Land Size:** 448 sqm approx



**29 Cavan Gr ALFREDTON 3350 (REI)**

Agent Comments



**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 09/05/2024  
**Property Type:** House (Res)



**3 Tipperary St ALFREDTON 3350 (REI/VG)**

Agent Comments



**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 06/03/2024  
**Property Type:** House (Res)  
**Land Size:** 330 sqm approx

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