

# 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

54 Clovedale Avenue, 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 \$499,000 & \$529,000

### Median sale price

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

Period - From 05/02/2023 to 04/02/2024 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	23 Limerick St ALFREDTON 3350	\$535,000	06/10/2023
2	23 Echo PI ALFREDTON 3350	\$528,800	04/10/2023
3	43 Vetrano Av ALFREDTON 3350	\$515,000	27/11/2023

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:

05/02/2024 13:19



 3   
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**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 350 sqm approx

Agent Comments

**Indicative Selling Price**

\$499,000 - \$529,000

**Median House Price**

05/02/2023 - 04/02/2024: \$635,000

## Comparable Properties

**23 Limerick St ALFREDTON 3350 (VG)**

Agent Comments

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**Price:** \$535,000

**Method:** Sale

**Date:** 06/10/2023

**Property Type:** House (Res)

**Land Size:** 330 sqm approx



**23 Echo PI ALFREDTON 3350 (REI/VG)**

Agent Comments

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**Price:** \$528,800

**Method:** Private Sale

**Date:** 04/10/2023

**Property Type:** House

**Land Size:** 360 sqm approx



**43 Vetrano Av ALFREDTON 3350 (REI)**

Agent Comments

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  2

**Price:** \$515,000

**Method:** Private Sale

**Date:** 27/11/2023

**Property Type:** House

**Land Size:** 370 sqm approx

**Account - Ray White Ballarat** | P: 03 5333 4444 | F: 03 5333 4300