

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

7 Caroline Street, Alfredton Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$570,000

Median sale price

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

Period - From 09/05/2023 to 08/05/2024 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	32 Lauderdale Av ALFREDTON 3350	\$572,000	12/10/2023
2	9 Indi St ALFREDTON 3350	\$570,000	24/10/2023
3	22 Windsor Av ALFREDTON 3350	\$525,000	08/11/2023

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:

09/05/2024 13:29



Rooms: 8
Property Type: House (Res)
Land Size: 888 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$570,000
Median House Price
09/05/2023 - 08/05/2024: \$635,000

Comparable Properties



32 Lauderdale Av ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$572,000
Method: Private Sale
Date: 12/10/2023
Property Type: House
Land Size: 647 sqm approx



9 Indi St ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$570,000
Method: Private Sale
Date: 24/10/2023
Property Type: House
Land Size: 725 sqm approx



22 Windsor Av ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$525,000
Method: Private Sale
Date: 08/11/2023
Property Type: House
Land Size: 663 sqm approx