

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

7 LUGANO AVENUE 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

\$285,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,750

Property type

Land

Suburb

Alfredton

Period-from

01 Apr 2023

to

31 Mar 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

7 LUGANO AVENUE ALFREDTON VIC 3350	\$285,000	22-Dec-23
16 LEMON STREET ALFREDTON VIC 3350	\$250,000	14-Dec-23
17 ADRIANUS STREET ALFREDTON VIC 3350	\$279,000	21-Dec-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.~~

This Statement of Information was prepared on: 30 April 2024



7 LUGANO AVENUE ALFREDTON VIC 3350

4 2 2

Sold Price

^{RS} **\$285,000**

Sold Date **22-Dec-23**

Distance **0km**



16 LEMON STREET ALFREDTON VIC 3350

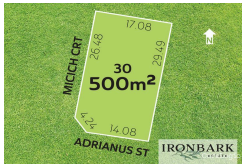
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Sold Price

\$250,000

Sold Date **14-Dec-23**

Distance **0.33km**



17 ADRIANUS STREET ALFREDTON VIC 3350

- - -

Sold Price

\$279,000

Sold Date **21-Dec-23**

Distance **0.36km**



31 MASTERS DRIVE WINTER VALLEY VIC 3358

- - -

Sold Price

\$300,000

Sold Date **30-Nov-22**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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