

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 91 Alfredton Drive, 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 \$620,000 & \$640,000

Median sale price

Median price \$640,000 Property Type House Suburb Alfredton

Period - From 01/07/2023 to 30/09/2023 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	7 Beldi St ALFREDTON 3350	\$640,000	10/02/2023
2	38 Lugano Av ALFREDTON 3350	\$635,000	03/10/2023
3	33 OBrien Dr ALFREDTON 3350	\$620,000	04/04/2023

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: 02/11/2023 16:06



Rooms: 4
Property Type: House (Res)
Land Size: 710 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$640,000
Median House Price
September quarter 2023: \$640,000

Comparable Properties



7 Beldi St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 10/02/2023
Property Type: House (Res)
Land Size: 450 sqm approx



38 Lugano Av ALFREDTON 3350 (REI)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 03/10/2023
Property Type: House
Land Size: 508 sqm approx



33 OBrien Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 04/04/2023
Property Type: House (Res)
Land Size: 612 sqm approx