

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

50 Mullingar Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$325,000 & \$355,000

Median sale price

Median price \$297,000 Property Type Vacant land Suburb Alfredton

Period - From 10/01/2023 to 09/01/2024 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	12 Ashton Av WINTER VALLEY 3358	\$350,000	24/11/2023
2	52 Longford Rd ALFREDTON 3350	\$338,000	19/07/2023
3	13 Carisbrook Cr WINTER VALLEY 3358	\$328,000	26/04/2023

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:

10/01/2024 12:36

50 Mullingar Drive, Alfredton Vic 3350



Phil Petrie

0353334322

0409 278 460

phil@trevorpetrie.com.au

Indicative Selling Price

\$325,000 - \$355,000

Median Land Price

10/01/2023 - 09/01/2024: \$297,000



Property Type: Land

Land Size: 576 sqm approx

Agent Comments

Comparable Properties

12 Ashton Av WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 24/11/2023

Property Type: Land

Land Size: 575 sqm approx



52 Longford Rd ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$338,000

Method: Private Sale

Date: 19/07/2023

Property Type: Land

Land Size: 575 sqm approx

13 Carisbrook Cr WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$328,000

Method: Sale

Date: 26/04/2023

Property Type: Land

Land Size: 511 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.