

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 \$340,000

&

\$350,000

Median sale price

Median price \$220,000

Property Type Vacant land

Suburb Alfredton

Period - From 27/09/2020

to

26/09/2021

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 | 35 Sydney Way ALFREDTON 3350 | \$325,000 | 10/08/2021 |
| 2 | 41 Sydney Way ALFREDTON 3350 | \$325,000 | 03/06/2021 |
| 3 | 99 Wexford St ALFREDTON 3350 | \$320,000 | 05/07/2021 |

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:

27/09/2021 15:05

50 Mullingar Drive, Alfredton Vic 3350



Scott Petrie

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Indicative Selling Price

\$340,000 - \$350,000

Median Land Price

27/09/2020 - 26/09/2021: \$220,000



Property Type: Land

Land Size: 576 sqm approx

Agent Comments

Comparable Properties

35 Sydney Way ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 10/08/2021

Property Type: Land (Res)

Land Size: 572 sqm approx

41 Sydney Way ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 03/06/2021

Property Type: Land (Res)

Land Size: 576 sqm approx

99 Wexford St ALFREDTON 3350 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 05/07/2021

Property Type: Land

Land Size: 637 sqm approx

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



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