

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

36 Alfredton Drive, Alfredton Vic 3350

Indicative selling price

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

Range between

\$745,000

&

\$775,000

Median sale price

Median price

\$630,000

Property Type

House

Suburb

Alfredton

Period - From

01/04/2024

to

30/06/2024

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	26 Mullingar Dr ALFREDTON 3350	\$770,000	18/06/2024
2	9 Harold Ct ALFREDTON 3350	\$740,000	30/04/2024
3	117 Alfredton Dr ALFREDTON 3350	\$750,000	09/02/2024

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:

02/09/2024 13:29



Rooms: 7
Property Type: House
Land Size: 840 sqm approx
Agent Comments

Indicative Selling Price
\$745,000 - \$775,000
Median House Price
June quarter 2024: \$630,000

Comparable Properties



26 Mullingar Dr ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$770,000
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 640 sqm approx



9 Harold Ct ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$740,000
Method: Private Sale
Date: 30/04/2024
Property Type: House
Land Size: 882 sqm approx



117 Alfredton Dr ALFREDTON 3350 (VG) Agent Comments



Price: \$750,000
Method: Sale
Date: 09/02/2024
Property Type: House (Res)
Land Size: 810 sqm approx