

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

15 Prince Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$470,000 & \$490,000

Median sale price

Median price \$670,000 Property Type House Suburb Alfredton

Period - From 01/04/2022 to 30/06/2022 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	37 Victory Av ALFREDTON 3350	\$500,000	15/04/2022
2	26 Prince St ALFREDTON 3350	\$490,000	28/03/2022
3	43 Cuthberts Rd ALFREDTON 3350	\$485,000	29/03/2021

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:

20/07/2022 09:29

15 Prince Street, Alfredton Vic 3350



Scott Petrie

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Indicative Selling Price

\$470,000 - \$490,000

Median House Price

June quarter 2022: \$670,000



3 1 2

Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



37 Victory Av ALFREDTON 3350 (REI)

Agent Comments

3 1 1

Price: \$500,000

Method: Private Sale

Date: 15/04/2022

Property Type: House

Land Size: 308 sqm approx

26 Prince St ALFREDTON 3350 (VG)

Agent Comments

3 - -

Price: \$490,000

Method: Sale

Date: 28/03/2022

Property Type: House (Res)

Land Size: 669 sqm approx

43 Cuthberts Rd ALFREDTON 3350 (VG)

Agent Comments

4 - -

Price: \$485,000

Method: Sale

Date: 29/03/2021

Property Type: House (Res)

Land Size: 669 sqm approx

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



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