

# 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

29 Merino Drive, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$715,000

### Median sale price

Median price \$606,250 Property Type House Suburb Alfredton

Period - From 01/07/2021 to 30/09/2021 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	36 Merino Dr ALFREDTON 3350	\$720,000	24/11/2021
2	35 Alfredton Dr ALFREDTON 3350	\$710,000	18/10/2021
3	4 Polwarth Ct ALFREDTON 3350	\$690,000	28/10/2020

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:

21/12/2021 10:38



4 2 2

**Property Type:** House

**Land Size:** 761 sqm approx

**Agent Comments**

## Comparable Properties



**36 Merino Dr ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 24/11/2021

**Property Type:** House

**Land Size:** 740 sqm approx



**35 Alfredton Dr ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$710,000

**Method:** Private Sale

**Date:** 18/10/2021

**Property Type:** House (Res)

**Land Size:** 754 sqm approx



**4 Polwarth Ct ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$690,000

**Method:** Private Sale

**Date:** 28/10/2020

**Property Type:** House (Res)

**Land Size:** 915 sqm approx