

# 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

61 Elaine Avenue, Alfredton Vic 3350

### Indicative selling price

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

Single price

\$625,000

### Median sale price

Median price

\$620,000

Property Type

House

Suburb

Alfredton

Period - From

01/10/2021

to

31/12/2021

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	130 Cuthberts Rd ALFREDTON 3350	\$645,000	30/11/2021
2	21 Cedar Av ALFREDTON 3350	\$625,000	20/01/2022
3	4 Lyndon Ct ALFREDTON 3350	\$608,500	03/12/2021

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:

17/03/2022 09:29

61 Elaine Avenue, Alfredton Vic 3350



Scott Petrie

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**Indicative Selling Price**

\$625,000

**Median House Price**

December quarter 2021: \$620,000



3 2 2

**Property Type:** House

**Land Size:** 877 sqm approx

**Agent Comments**

## Comparable Properties



**130 Cuthberts Rd ALFREDTON 3350 (VG)**

**Agent Comments**

3 - -

**Price:** \$645,000

**Method:** Sale

**Date:** 30/11/2021

**Property Type:** House (Res)

**Land Size:** 800 sqm approx



**21 Cedar Av ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$625,000

**Method:** Private Sale

**Date:** 20/01/2022

**Property Type:** House

**Land Size:** 843 sqm approx



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

**Agent Comments**

4 2 4

**Price:** \$608,500

**Method:** Private Sale

**Date:** 03/12/2021

**Property Type:** House (Res)

**Land Size:** 777 sqm approx

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



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