Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 61 Elaine Avenue, Alfredton Vic 3350

Indicative selling price

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

Single price \$625,000

Median sale price

Median price	\$620,000	Pro	perty Type Hou	lse	Suburb	Alfredton
Period - From	01/10/2021	to	31/12/2021	Sourc	ce 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.

Add	dress 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







Property Type: House Land Size: 877 sqm approx Agent Comments Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$625,000 Median House Price December quarter 2021: \$620,000

Comparable Properties



130 Cuthberts Rd ALFREDTON 3350 (VG)



Price: \$645,000 Method: Sale Date: 30/11/2021 Property Type: House (Res) Land Size: 800 sqm approx

Agent Comments

Agent Comments



Price: \$625,000 Method: Private Sale Date: 20/01/2022 Property Type: House Land Size: 843 sgm approx

4



4 Lyndon Ct ALFREDTON 3350 (REI/VG)

21 Cedar Av ALFREDTON 3350 (REI/VG)

2

6 2

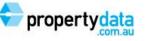


(REI/VG) Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.