

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

20 Mary Drive, Alfredton Vic 3350

Indicative selling price

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

Single price

\$749,950

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Alfredton

Period - From

01/10/2023

to

31/12/2023

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	32 Victory Av ALFREDTON 3350	\$754,000	24/11/2023
2	8 Lawrie Dr ALFREDTON 3350	\$745,000	08/02/2024
3	38 Mullingar Dr ALFREDTON 3350	\$740,000	13/12/2023

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:

08/04/2024 15:10

20 Mary Drive, Alfredton Vic 3350



Phil Petrie

0353334322

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phil@trevorpetrie.com.au

Indicative Selling Price

\$749,950

Median House Price

December quarter 2023: \$650,000



4 2 4

Rooms: 7

Property Type: Residence

Land Size: 632 sqm approx

Agent Comments

Comparable Properties



32 Victory Av ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 4

Price: \$754,000

Method: Private Sale

Date: 24/11/2023

Property Type: House

Land Size: 778 sqm approx



8 Lawrie Dr ALFREDTON 3350 (REI)

Agent Comments

4 2 6

Price: \$745,000

Method: Private Sale

Date: 08/02/2024

Property Type: House

Land Size: 800 sqm approx



38 Mullingar Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$740,000

Method: Private Sale

Date: 13/12/2023

Property Type: House

Land Size: 640 sqm approx

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



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