# 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

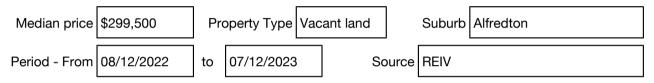
55 Verdale Drive, Alfredton Vic 3350

# Indicative selling price

For the meaning c	of this price see co	onsumer.vic.gov.au/	underquoting	
		Г		

Single price \$400,000

#### Median sale price



# 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	54 Mary Dr ALFREDTON 3350	\$365,000	24/11/2023
2	7 Blomeley Dr LUCAS 3350	\$315,000	14/11/2023
3	26 Adrianus St ALFREDTON 3350	\$264,000	16/11/2023

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:

08/12/2023 15:24



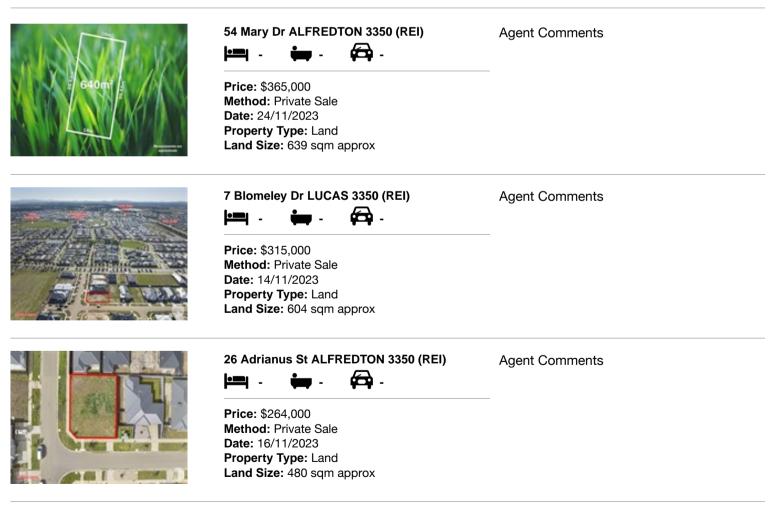






Property Type: Divorce/Estate/Family Transfers Land Size: 448 sqm approx Agent Comments Indicative Selling Price \$400,000 Median Land Price 08/12/2022 - 07/12/2023: \$299,500

# **Comparable Properties**



#### Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160





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