

# 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 55 Verdale Drive, Alfredton Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$400,000

### Median sale price

Median price \$299,500

Property Type Vacant land

Suburb Alfredton

Period - From 08/12/2022

to 07/12/2023

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	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



**54 Mary Dr ALFREDTON 3350 (REI)**

Agent Comments



**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 24/11/2023  
**Property Type:** Land  
**Land Size:** 639 sqm approx



**7 Blomeley Dr LUCAS 3350 (REI)**

Agent Comments



**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 14/11/2023  
**Property Type:** Land  
**Land Size:** 604 sqm approx



**26 Adrianus St ALFREDTON 3350 (REI)**

Agent Comments



**Price:** \$264,000  
**Method:** Private Sale  
**Date:** 16/11/2023  
**Property Type:** Land  
**Land Size:** 480 sqm approx

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