

# 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

9 Leopold Street, 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 \$479,950

### Median sale price

Median price \$636,500

Property Type House

Suburb Alfredton

Period - From 24/05/2022

to 23/05/2023

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	57 Gillies St.S ALFREDTON 3350	\$487,000	01/05/2023
2	15 Prince St ALFREDTON 3350	\$480,000	31/08/2022
3	21 Ningana St ALFREDTON 3350	\$470,000	28/01/2023

**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:

24/05/2023 21:20



 3    1    2

**Property Type:** House  
**Land Size:** 773 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$479,950  
**Median House Price**  
24/05/2022 - 23/05/2023: \$636,500

## Comparable Properties



57 Gillies St.S ALFREDTON 3350 (REI)

**Agent Comments**

 3    1    1

**Price:** \$487,000  
**Method:** Private Sale  
**Date:** 01/05/2023  
**Property Type:** House



15 Prince St ALFREDTON 3350 (REI/VG)

**Agent Comments**

 3    1    2

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 31/08/2022  
**Property Type:** House  
**Land Size:** 678 sqm approx



21 Ningana St ALFREDTON 3350 (REI/VG)

**Agent Comments**

 3    1    1

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 28/01/2023  
**Property Type:** House (Res)  
**Land Size:** 379 sqm approx