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

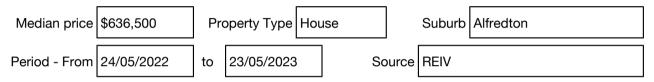
9 Leopold Street, Alfredton Vic 3350

Indicative selling price

For the	meaning	of this	price see	consumer.vic.	.dov.au/u	nderauotina
		•••••			3.5.1.5.5.	

Single price \$479,950

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	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





Scott Petrie





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

03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

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)



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

Agent Comments



6 2 Price: \$480,000 Method: Private Sale

Date: 31/08/2022 Property Type: House Land Size: 678 sqm approx

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21 Ningana St ALFREDTON 3350 (REI/VG)

15 Prince St ALFREDTON 3350 (REI/VG)



Agent Comments



Price: \$470.000 Method: Private Sale Date: 28/01/2023 Property Type: House (Res) Land Size: 379 sqm approx

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



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