

## 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 and  
postcode

44 Signature Drive Alfredton VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$745,000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,750

Property type

House

Suburb

Alfredton

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

### 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

13 Regal Drive Alfredton VIC 3350	\$760,000	16-Aug-21
5 Magnetic Drive Alfredton VIC 3350	\$868,000	18-Nov-21
30 Signature Drive Alfredton VIC 3350	\$892,000	24-Oct-21

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: 21st April 2022



**13 Regal Drive Alfredton VIC 3350**

Sold Price

**\$760,000**

Sold Date

**16-Aug-21**



3



2



2

Distance

**0.29km**



**5 Magnetic Drive Alfredton VIC 3350**

Sold Price

**\$868,000**

Sold Date

**18-Nov-21**



3



2



2

Distance

**0.34km**



**30 Signature Drive Alfredton VIC 3350**

Sold Price

**\$892,000**

Sold Date

**24-Oct-21**



3



2



2

Distance

**0.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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