

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

36 Merino Drive, Alfredton Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000 & \$750,000

Median sale price

Median price \$606,250 Property Type House Suburb Alfredton

Period - From 01/07/2021 to 30/09/2021 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	14 Mary Dr ALFREDTON 3350	\$738,000	30/08/2021
2	57 Alfredton Dr ALFREDTON 3350	\$730,000	13/04/2021
3	35 Alfredton Dr ALFREDTON 3350	\$710,000	18/10/2021

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:

03/11/2021 15:06



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Property Type: House

Land Size: 740 sqm approx

Agent Comments

Comparable Properties



14 Mary Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$738,000

Method: Private Sale

Date: 30/08/2021

Property Type: House

Land Size: 632 sqm approx

57 Alfredton Dr ALFREDTON 3350 (VG)

Agent Comments

4 - -

Price: \$730,000

Method: Sale

Date: 13/04/2021

Property Type: House (Res)

Land Size: 760 sqm approx



35 Alfredton Dr ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$710,000

Method: Private Sale

Date: 18/10/2021

Property Type: House (Res)

Land Size: 754 sqm approx