## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 36 Merino Drive, Alfredton Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$730,000		&		\$750,000			
Median sale pi	rice							
Median price	\$606,250	Pro	operty Type	Hou	se		Suburb	Alfredton
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress 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







**Property Type:** House **Land Size:** 740 sqm approx Agent Comments Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$730,000 - \$750,000 Median House Price September quarter 2021: \$606,250

# **Comparable Properties**



14 Mary Dr ALFREDTON 3350 (REI/VG)



Price: \$738,000 Method: Private Sale Date: 30/08/2021 Property Type: House Land Size: 632 sqm approx

Agent Comments

Agent Comments

Agent Comments



Price: \$730,000 Method: Sale Date: 13/04/2021 Property Type: House (Res) Land Size: 760 sqm approx



35 Alfredton Dr ALFREDTON 3350 (REI)

57 Alfredton Dr ALFREDTON 3350 (VG)



Price: \$710,000 Method: Private Sale Date: 18/10/2021 Property Type: House (Res) Land Size: 754 sqm approx

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



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