

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

3 Coonatta Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$570,000 & \$595,000

Median sale price

Median price \$630,000 Property Type House Suburb Alfredton

Period - From 01/04/2024 to 30/06/2024 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	6 Cardigan Av ALFREDTON 3350	\$580,000	16/05/2024
2	3 Parkwood St ALFREDTON 3350	\$650,000	30/04/2024
3	6 ALMURTA St ALFREDTON 3350	\$630,000	07/04/2024

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:

27/08/2024 14:40



3 1 1

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 1030 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$595,000
Median House Price
June quarter 2024: \$630,000

Comparable Properties



6 Cardigan Av ALFREDTON 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$580,000
Method: Private Sale
Date: 16/05/2024
Property Type: House
Land Size: 696 sqm approx



3 Parkwood St ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 3

Price: \$650,000
Method: Private Sale
Date: 30/04/2024
Property Type: House
Land Size: 725 sqm approx



6 ALMURTA St ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$630,000
Method: Private Sale
Date: 07/04/2024
Property Type: House
Land Size: 949 sqm approx