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 3 Coonatta Street, Alfredton Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$570,000		&		\$595,000			
Median sale p	rice							
Median price	\$630,000	Pro	operty Type	Hou	ise		Suburb	Alfredton
Period - From	01/04/2024	to	30/06/2024		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.

Add	dress 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









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)



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

Agent Comments

Agent Comments



Price: \$650,000 Method: Private Sale Date: 30/04/2024 Property Type: House

Land Size: 725 sqm approx

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6 ALMURTA St ALFREDTON 3350 (REI/VG)

3 Parkwood St ALFREDTON 3350 (REI/VG)

2

6 3



URIA STALFREDION 3350 (REI/VG)

Agent Comments

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

Account - Fletchers | P: 03 5333 4797



property data

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