

# 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 49 Mia Street, Alfredton Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$549,000 & \$595,000

### Median sale price

Median price \$650,000 Property Type House Suburb Alfredton

Period - From 01/10/2023 to 31/12/2023 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	24 Echo PI ALFREDTON 3350	\$590,000	26/09/2022
2	3 Eyckens Rd LUCAS 3350	\$565,000	23/01/2024
3	23 Lancaster St ALFREDTON 3350	\$565,000	11/07/2023

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: 18/03/2024 16:02

Leigh Hutchinson  
5337 0036  
0407 861 960  
leigh@doepels.com.au



4 2 2

**Property Type:** House  
**Land Size:** 337 sqm approx

Agent Comments

**Indicative Selling Price**  
\$549,000 - \$595,000

**Median House Price**  
December quarter 2023: \$650,000

## Comparable Properties



**24 Echo PI ALFREDTON 3350 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 26/09/2022  
**Property Type:** House  
**Land Size:** 384 sqm approx



**3 Eyckens Rd LUCAS 3350 (REI)**

Agent Comments

4 2 2

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 23/01/2024  
**Property Type:** House  
**Land Size:** 392 sqm approx



**23 Lancaster St ALFREDTON 3350 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 11/07/2023  
**Property Type:** House  
**Land Size:** 360 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559