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 Carbine Drive, Alfredton Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ı \$570,000		&		\$590,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Hou	House		Suburb	Alfredton
Period - From	01/10/2021	to	31/12/2021		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.

Add	dress of comparable property	Price	Date of sale
1	18 Lorensini Rd LUCAS 3350	\$595,000	12/09/2021
2	12 Wilmott St LUCAS 3350	\$575,000	23/09/2021
3	5 Carbine Dr ALFREDTON 3350	\$560,000	15/12/2021

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:

04/03/2022 18:57





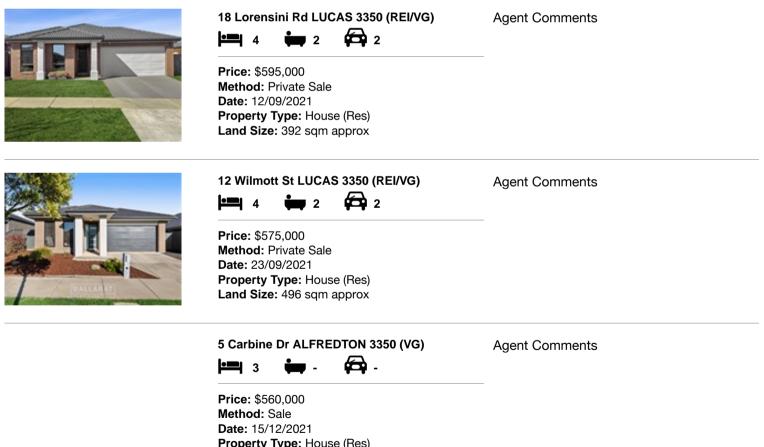




Property Type: Land (Res) Agent Comments Lisa Eden-Horvat 5331 4544 0400 533 667 Ihorvat@buxton.com.au

Indicative Selling Price \$570,000 - \$590,000 Median House Price December quarter 2021: \$620,000

Comparable Properties



Property Type: House (Res) **Land Size:** 480 sgm approx

Account - Buxton Ballarat | P: 03 5331 4544

propertydata



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