

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 Carbine Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$570,000 & \$590,000

Median sale price

Median price \$620,000 Property Type House Suburb Alfredton

Period - From 01/10/2021 to 31/12/2021 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	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

3 Carbine Drive, Alfredton Vic 3350

buxton

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Indicative Selling Price

\$570,000 - \$590,000

Median House Price

December quarter 2021: \$620,000



Property Type: Land (Res)

Agent Comments

Comparable Properties



18 Lorensini Rd LUCAS 3350 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 12/09/2021

Property Type: House (Res)

Land Size: 392 sqm approx



12 Wilmott St LUCAS 3350 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 23/09/2021

Property Type: House (Res)

Land Size: 496 sqm approx

5 Carbine Dr ALFREDTON 3350 (VG)

Agent Comments



Price: \$560,000

Method: Sale

Date: 15/12/2021

Property Type: House (Res)

Land Size: 480 sqm approx

Account - Buxton Ballarat | P: 03 5331 4544



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