

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 and
postcode

54 MARY DRIVE ALFREDTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$290,000

Property type

Land

Suburb

Alfredton

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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

22 PEASNELL STREET LUCAS VIC 3350	\$356,000	22-Mar-23
68 CUZENS ROAD ALFREDTON VIC 3350	\$350,000	06-Mar-23
50 MESSENGER PARADE LUCAS VIC 3350	\$360,000	29-Jan-23

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: 28 June 2023



22 PEASNELL STREET LUCAS VIC 3350

Sold Price

\$356,000

Sold Date

22-Mar-23



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Distance

0.81km



68 CUZENS ROAD ALFREDTON VIC 3350

Sold Price

\$350,000

Sold Date

06-Mar-23



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Distance

0.23km



50 MESSENGER PARADE LUCAS VIC 3350

Sold Price

\$360,000

Sold Date

29-Jan-23



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Distance

2.29km

RS = Recent sale

UN = Undisclosed Sale

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