

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

33 OBRIEN 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

or range
between

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Alfredton

Period-from

01 Feb 2022

to

31 Jan 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

31 GALWAY DRIVE ALFREDTON VIC 3350	\$600,000	12-Oct-22
42 ROSCOMMON AVENUE ALFREDTON VIC 3350	\$602,000	24-Oct-22
36 MOUNTAIN ASH CIRCUIT WINTER VALLEY VIC 3358	\$620,000	17-Oct-22

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: 14 February 2023


**31 GALWAY DRIVE ALFREDTON
VIC 3350**
 4  2  2

Sold Price

\$600,000

Sold Date

12-Oct-22

Distance

0.19km

**42 ROSCOMMON AVENUE
ALFREDTON VIC 3350**
 4  2  2

Sold Price

\$602,000

Sold Date

24-Oct-22

Distance

0.39km

**36 MOUNTAIN ASH CIRCUIT
WINTER VALLEY VIC 3358**
 4  2  2

Sold Price

\$620,000

Sold Date

17-Oct-22

Distance

0.52km
RS = Recent sale

UN = Undisclosed Sale

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