# 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

#### 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 rang betwee		\$450,000	&	\$490,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$635,000	Prop	erty type	House		Suburb	Alfredton	
Period-from	01 Jun 2023	to	31 May 2	024	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
5 CLOVEDALE AVENUE ALFREDTON VIC 3350	\$468,000	16-May-24
63 WARBURTON DRIVE LUCAS VIC 3350	\$488,000	06-Nov-23
27 DALY DRIVE LUCAS VIC 3350	\$490,000	14-May-24

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: 05 June 2024



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CoreLogic

Mitchell Couch

- P 0423543023
- M 0353312233
- E mcouch@ballaratrealestate.com.au

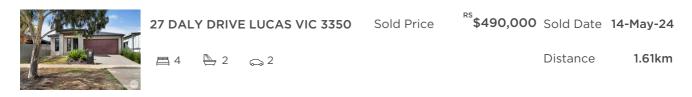


## 5 CLOVEDALE AVENUE ALFREDTON VIC 3350

Sold Price	<sup>RS</sup> \$468,000	Sold Date	16-May-24
		Distance	0.43km



63 WARBURTON DRIVE LUCAS VIC Sold Price 3350			\$488,00	00 Sold Date 06-Nov-23		
<b>=</b> 4	<b>)</b> 2	ç⇒ 2			Distance	1.17km



#### RS = Recent sale UN = Undisclosed Sale

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