

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

15 DROMANA STREET 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

\$855,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

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

19 OFFALY STREET ALFREDTON VIC 3350	\$830,000	19-Dec-22
6 AVOCA CRESCENT ALFREDTON VIC 3350	\$825,000	05-Oct-22
55 BELLTOWER AVENUE ALFREDTON VIC 3350	\$835,000	21-Aug-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: 24 February 2023



19 OFFALY STREET ALFREDTON VIC 3350

Sold Price

^{RS}
\$830,000

Sold Date

19-Dec-22


4



2



3

Distance

1.41km


6 AVOCA CRESCENT ALFREDTON VIC 3350

Sold Price

\$825,000

Sold Date

05-Oct-22


4

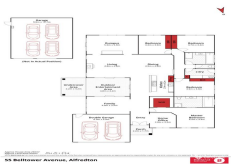


3



4

Distance

1.5km


55 BELLTOWER AVENUE ALFREDTON VIC 3350

Sold Price

\$835,000

Sold Date

21-Aug-22


4



2



8

Distance

2.7km
RS = Recent sale

UN = Undisclosed Sale

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