

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

1/7 Cardigan Avenue, Alfredton Vic 3350

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$470,000

Property Type Townhouse

Suburb Alfredton

Period - From 06/02/2024

to 05/02/2025

Source Property Data

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	2/2b Golf St ALFREDTON 3350	\$550,000	04/04/2024
2	17 Sunline Av ALFREDTON 3350	\$491,000	20/11/2023
3	4/1018 Howitt St WENDOUREE 3355	\$530,000	22/08/2023

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:

06/02/2025 18:41



Property Type: Townhouse

Agent Comments

Comparable Properties



2/2b Golf St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 04/04/2024

Property Type: Townhouse (Single)



17 Sunline Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$491,000

Method: Private Sale

Date: 20/11/2023

Property Type: Townhouse (Single)

Land Size: 244 sqm approx



4/1018 Howitt St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 22/08/2023

Property Type: Townhouse (Single)