## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	4 Arrandale Avenue, Alfredton Vic 3350
Including suburb or	
locality and postcode	

## Indicative selling price

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

Range between \$620,000	&	\$640,000
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#### Median sale price

Median price	\$627,500	Pro	perty Type	House		Suburb	Alfredton
Period - From	01/10/2023	to	30/09/2024		Source	REIV	

# 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

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1	15 Cedar Av ALFREDTON 3350	\$630,000	09/10/2024
2	52 Alfredton Dr ALFREDTON 3350	\$645,000	11/09/2024
3	21 Avoca Cr ALFREDTON 3350	\$630,000	15/04/2024

#### 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:	14/11/2024 12:21



Date of sale



Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

**Indicative Selling Price** \$620,000 - \$640,000 **Median House Price** Year ending September 2024: \$627,500









Property Type: House Land Size: 981 sqm approx

**Agent Comments** 

# Comparable Properties



15 Cedar Av ALFREDTON 3350 (REI)





Price: \$630,000 Method: Private Sale Date: 09/10/2024

Property Type: House (Res) Land Size: 726 sqm approx

**Agent Comments** 



52 Alfredton Dr ALFREDTON 3350 (REI)





Agent Comments

**Agent Comments** 

Price: \$645,000 Method: Private Sale Date: 11/09/2024

Property Type: House (Res) Land Size: 973 sqm approx

21 Avoca Cr ALFREDTON 3350 (REI/VG)







Price: \$630,000 Method: Private Sale Date: 15/04/2024 Property Type: House Land Size: 830 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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