

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

4 Arrandale Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$620,000 & \$640,000

Median sale price

Median price \$627,500 Property 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	Date of sale
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



Property Type: House

Land Size: 981 sqm approx

Agent Comments

Comparable Properties



15 Cedar Av ALFREDTON 3350 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 09/10/2024

Property Type: House (Res)

Land Size: 726 sqm approx



52 Alfredton Dr ALFREDTON 3350 (REI)

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)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 15/04/2024

Property Type: House

Land Size: 830 sqm approx