

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

6 Allura Drive, Alfredton Vic 3350

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$620,000

Property Type House

Suburb Alfredton

Period - From 01/10/2021

to 31/12/2021

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	19 Faversham Av LAKE GARDENS 3355	\$880,000	15/10/2021
2	5 Magnetic Dr ALFREDTON 3350	\$868,000	18/11/2021
3	5 Sparkling CI ALFREDTON 3350	\$805,000	05/02/2022

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:

23/02/2022 13:42

6 Allura Drive, Alfredton Vic 3350



Phil Petrie

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Indicative Selling Price

\$845,000

Median House Price

December quarter 2021: \$620,000



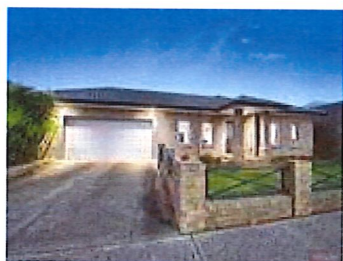
4 2 2

Property Type: House

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



19 Faversham Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$880,000

Method: Private Sale

Date: 15/10/2021

Property Type: House

Land Size: 660 sqm approx



5 Magnetic Dr ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$868,000

Method: Private Sale

Date: 18/11/2021

Property Type: House

Land Size: 440 sqm approx



5 Sparkling CI ALFREDTON 3350 (REI)

Agent Comments

3 2 2

Price: \$805,000

Method: Private Sale

Date: 05/02/2022

Property Type: House

Land Size: 410 sqm approx

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



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