

# 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

26 Prince Street, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000

&

\$490,000

### Median sale price

Median price \$606,250

Property Type House

Suburb Alfredton

Period - From 01/07/2021

to

30/09/2021

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	7 Townsend Ct ALFREDTON 3350	\$520,000	29/09/2021
2	32 Cuthberts Rd ALFREDTON 3350	\$505,000	19/11/2021
3	11 Leopold St ALFREDTON 3350	\$465,000	13/07/2021

**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:

18/01/2022 13:18



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 669 sqm approx

**Agent Comments**

## Comparable Properties



**7 Townsend Ct ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$520,000

**Method:** Private Sale

**Date:** 29/09/2021

**Property Type:** House

**Land Size:** 619 sqm approx



**32 Cuthberts Rd ALFREDTON 3350 (VG)**

**Agent Comments**



**Price:** \$505,000

**Method:** Sale

**Date:** 19/11/2021

**Property Type:** House (Res)

**Land Size:** 693 sqm approx



**11 Leopold St ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$465,000

**Method:** Private Sale

**Date:** 13/07/2021

**Property Type:** House (Res)

**Land Size:** 537 sqm approx