

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

3 Boulevard Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$750,000

&

\$790,000

Median sale price

Median price \$629,950

Property Type House

Suburb Alfredton

Period - From 03/05/2021

to

02/05/2022

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	33 Kalamata Av ALFREDTON 3350	\$790,000	02/02/2022
2	2 Samuel Ct ALFREDTON 3350	\$785,000	28/01/2022
3	61 Sydney Way ALFREDTON 3350	\$770,000	11/02/2022

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:

03/05/2022 15:07



5 2 6

Rooms: 8
Property Type: Land
Land Size: 945 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median House Price
03/05/2021 - 02/05/2022: \$629,950

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



33 Kalamata Av ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$790,000
Method: Private Sale
Date: 02/02/2022
Property Type: House (Res)
Land Size: 588 sqm approx



2 Samuel Ct ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$785,000
Method: Private Sale
Date: 28/01/2022
Property Type: House (Res)
Land Size: 978 sqm approx



61 Sydney Way ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$770,000
Method: Private Sale
Date: 11/02/2022
Property Type: House
Land Size: 567 sqm approx

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