Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3 Boulevarde Drive, Alfredton Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$750,000		&		\$790,000			
Median sale p	rice							
Median price	\$629,950	Pro	operty Type	Hou	se		Suburb	Alfredton
Period - From	03/05/2021	to	02/05/2022		So	urce	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.

Add	dress 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





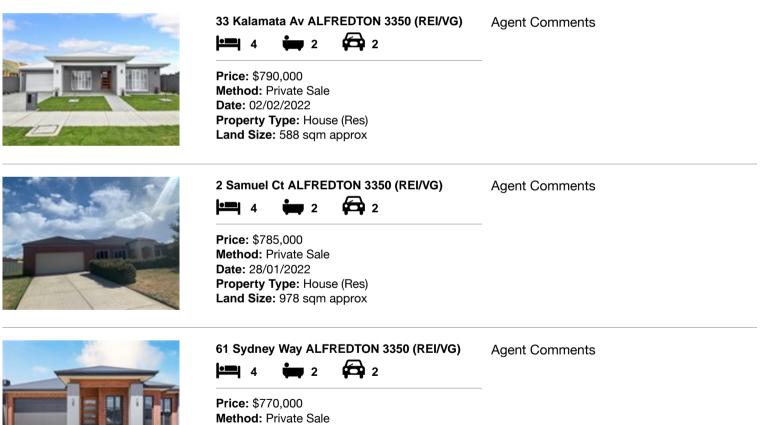




Rooms: 8 Property Type: Land Land Size: 945 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$790,000 Median House Price 03/05/2021 - 02/05/2022: \$629,950

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



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

Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507



propertydata

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