

23 Hume Crescent, Alfredton Vic 3350



Trevor Petrie

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**Indicative Selling Price**

\$698,500

**Median House Price**

December quarter 2021: \$620,000



4 2 2

**Rooms:** 7

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

**Land Size:** 762 sqm approx

**Agent Comments**

## Comparable Properties



29 Merino Dr ALFREDTON 3350 (REI)

**Agent Comments**

4 2 2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 19/01/2022

**Property Type:** House

**Land Size:** 761 sqm approx



66 Merino Dr ALFREDTON 3350 (REI/VG)

**Agent Comments**

4 3 2

**Price:** \$684,500

**Method:** Private Sale

**Date:** 08/06/2021

**Property Type:** House

**Land Size:** 807 sqm approx



69 Alfredton Dr ALFREDTON 3350 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$680,000

**Method:** Private Sale

**Date:** 27/09/2021

**Property Type:** House

**Land Size:** 820 sqm approx

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# 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

23 Hume Crescent, Alfredton Vic 3350

### Indicative selling price

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

Single price

\$698,500

### 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	29 Merino Dr ALFREDTON 3350	\$700,000	19/01/2022
2	66 Merino Dr ALFREDTON 3350	\$684,500	08/06/2021
3	69 Alfredton Dr ALFREDTON 3350	\$680,000	27/09/2021

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:

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