

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

22 Roscommon Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$545,000 & \$565,000

Median sale price

Median price \$647,500 Property Type House Suburb Alfredton

Period - From 01/04/2022 to 31/03/2023 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	32 Monaghan Tce ALFREDTON 3350	\$580,000	02/05/2023
2	1 Moseley St ALFREDTON 3350	\$565,000	26/05/2023
3	21 Beldi St ALFREDTON 3350	\$550,000	08/06/2023

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:

05/07/2023 09:54



 3  2  2

Property Type: House
Land Size: 370 sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$565,000
Median House Price
Year ending March 2023: \$647,500

Comparable Properties



32 Monaghan Tce ALFREDTON 3350 (REI/VG) **Agent Comments**

 3  2  2

Price: \$580,000
Method: Private Sale
Date: 02/05/2023
Property Type: House
Land Size: 370 sqm approx



1 Moseley St ALFREDTON 3350 (REI) **Agent Comments**

 3  2  2

Price: \$565,000
Method: Private Sale
Date: 26/05/2023
Property Type: House (Res)



21 Beldi St ALFREDTON 3350 (REI) **Agent Comments**

 3  2  2

Price: \$550,000
Method: Private Sale
Date: 08/06/2023
Property Type: House (Res)
Land Size: 412 sqm approx