

# 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

1877 Sturt 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) (\*Delete single price or range as applicable)

Single price \$ or range between \$889,000 & \$945,000

### Median sale price

Median price \$621,888 Property type House Suburb Alfredton

Period - From 01/06/2021 to 31/05/2022 Source CoreLogic

### Comparable property sales

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
7 Ashbourne Court, Alfredton Vic 3350	\$910,000	22/03/2022
1805 Sturt Street, Alfredton Vic 3350	\$889,499	09/03/2022
36 Scarborough Crescent, Alfredton VIC 3350	\$892,000	20/08/2021

This Statement of Information was prepared on: 20/06/2022