

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

41 Mary Drive, Alfredton Vic 3350

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$627,500

Property Type House

Suburb Alfredton

Period - From 01/10/2023

to 30/09/2024

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	70 Creekstone Dr ALFREDTON 3350	\$490,000	26/07/2024
2	19 Peridot Way ALFREDTON 3350	\$497,000	28/05/2024
3	17 Topaz St ALFREDTON 3350	\$496,000	11/03/2024

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:

01/11/2024 17:26



Rooms: 5

Property Type: House (Res)

Land Size: 312 sqm approx

Agent Comments

Comparable Properties



70 Creekstone Dr ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$490,000

Method: Private Sale

Date: 26/07/2024

Property Type: House

Land Size: 301 sqm approx



19 Peridot Way ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$497,000

Method: Private Sale

Date: 28/05/2024

Property Type: House

Land Size: 324 sqm approx



17 Topaz St ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$496,000

Method: Private Sale

Date: 11/03/2024

Property Type: House

Land Size: 309 sqm approx