### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	41 Mary Drive, Alfredton Vic 3350
Including suburb or	
locality and postcode	

#### 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	Pro	perty 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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$490,000 Median House Price

Year ending September 2024: \$627,500



**=** 3 **=** 2 **=** 2

Rooms: 5

**Property Type:** House (Res) **Land Size:** 312 sqm approx

**Agent Comments** 

## Comparable Properties



70 Creekstone Dr ALFREDTON 3350 (REI/VG)

Price: \$490,000 Method: Private Sale Date: 26/07/2024 Property Type: House Land Size: 301 sqm approx

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19 Peridot Way ALFREDTON 3350 (REI/VG)

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Price: \$497,000 Method: Private Sale Date: 28/05/2024 Property Type: House Land Size: 324 sqm approx



**Agent Comments** 



17 Topaz St ALFREDTON 3350 (REI/VG)

**1** 3 **1** 2 **6** 2

Price: \$496,000 Method: Private Sale Date: 11/03/2024 Property Type: House Land Size: 309 sqm approx **Agent Comments** 

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