

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

3 Lyndon Court, Alfredton Vic 3350

Indicative selling price

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

Range between \$425,000 & \$450,000

Median sale price

Median price \$650,000 Property Type House Suburb Alfredton

Period - From 01/10/2023 to 31/12/2023 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	8 Vale St ALFREDTON 3350	\$485,000	29/06/2023
2	8 Arthur St ALFREDTON 3350	\$485,000	07/07/2023
3	21 Ningana St ALFREDTON 3350	\$470,000	28/01/2023

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:

04/04/2024 09:41

3 Lyndon Court, Alfredton Vic 3350



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3 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$425,000 - \$450,000
Median House Price
December quarter 2023: \$650,000

Comparable Properties



8 Vale St ALFREDTON 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$485,000
Method: Private Sale
Date: 29/06/2023
Property Type: House
Land Size: 292 sqm approx



8 Arthur St ALFREDTON 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$485,000
Method: Private Sale
Date: 07/07/2023
Property Type: House
Land Size: 460 sqm approx



21 Ningana St ALFREDTON 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$470,000
Method: Private Sale
Date: 28/01/2023
Property Type: House (Res)
Land Size: 379 sqm approx

Account - Fletchers | P: 03 5333 4797



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