

## 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 and  
postcode

30 EVERGREEN DRIVE 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

\$695,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Alfredton

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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

32 EVERGREEN DRIVE ALFREDTON VIC 3350	-	25-Oct-24
25 CINNAMON DRIVE LAKE GARDENS VIC 3355	\$690,000	25-Sep-24
21 MELLISH STREET LUCAS VIC 3350	\$732,500	29-May-24

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: 26th November 2024



**32 EVERGREEN DRIVE  
ALFREDTON VIC 3350**

 3  2  2

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **25-Oct-24**

Distance **0.02km**



**25 CINNAMON DRIVE LAKE  
GARDENS VIC 3355**

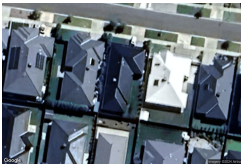
 3  2  2

Sold Price

**\$690,000**

Sold Date **25-Sep-24**

Distance **1.06km**



**21 MELLISH STREET LUCAS VIC  
3350**

 3  2  2

Sold Price

**\$732,500**

Sold Date **29-May-24**

Distance **2.33km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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