

# 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

90 Willoby 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)

Range between \$725,000 & \$750,000

### Median sale price

Median price \$695,500 Property Type House Suburb Alfredton

Period - From 01/01/2022 to 31/03/2022 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	18 Mary Dr ALFREDTON 3350	\$745,000	23/12/2021
2	7 Cockerall St LUCAS 3350	\$724,000	08/03/2022
3	36 Roscommon Av ALFREDTON 3350	\$720,000	14/01/2022

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:

21/06/2022 08:58



**Property Type:** Land  
**Land Size:** 499 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$725,000 - \$750,000  
**Median House Price**  
March quarter 2022: \$695,500

## Comparable Properties



**18 Mary Dr ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 23/12/2021  
**Property Type:** House  
**Land Size:** 631 sqm approx



**7 Cockerall St LUCAS 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$724,000  
**Method:** Private Sale  
**Date:** 08/03/2022  
**Property Type:** House  
**Land Size:** 480 sqm approx



**36 Roscommon Av ALFREDTON 3350 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 14/01/2022  
**Property Type:** House  
**Land Size:** 540 sqm approx