

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

50 Mimosa Avenue, Alfredton Vic 3350

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$635,000

Property Type House

Suburb Alfredton

Period - From 01/04/2023

to 31/03/2024

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	161 Cuthberts Rd ALFREDTON 3350	\$620,000	25/11/2023
2	7 Elaine Av ALFREDTON 3350	\$610,000	01/08/2023
3	13 Darlington St ALFREDTON 3350	\$600,000	16/02/2024

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:

14/05/2024 09:55

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4 2 2

Property Type: House
Land Size: 798 sqm approx
Agent Comments

Indicative Selling Price
\$625,000

Median House Price
Year ending March 2024: \$635,000

Comparable Properties



161 Cuthberts Rd ALFREDTON 3350 (REI/VG) **Agent Comments**

4 2 2

Price: \$620,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 1114 sqm approx



7 Elaine Av ALFREDTON 3350 (REI/VG) **Agent Comments**

4 2 2

Price: \$610,000
Method: Private Sale
Date: 01/08/2023
Property Type: House
Land Size: 678 sqm approx



13 Darlington St ALFREDTON 3350 (REI/VG) **Agent Comments**

4 2 4

Price: \$600,000
Method: Private Sale
Date: 16/02/2024
Property Type: House
Land Size: 897 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559