

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

26 Prince Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$470,000 & \$490,000

Median sale price

Median price \$606,250 Property Type House Suburb Alfredton

Period - From 01/07/2021 to 30/09/2021 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	7 Townsend Ct ALFREDTON 3350	\$520,000	29/09/2021
2	32 Cuthberts Rd ALFREDTON 3350	\$505,000	19/11/2021
3	11 Leopold St ALFREDTON 3350	\$465,000	13/07/2021

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:

18/01/2022 13:18



Property Type: House (Previously Occupied - Detached)

Land Size: 669 sqm approx

Agent Comments

Comparable Properties



7 Townsend Ct ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 29/09/2021

Property Type: House

Land Size: 619 sqm approx



32 Cuthberts Rd ALFREDTON 3350 (VG)

Agent Comments



Price: \$505,000

Method: Sale

Date: 19/11/2021

Property Type: House (Res)

Land Size: 693 sqm approx



11 Leopold St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 13/07/2021

Property Type: House (Res)

Land Size: 537 sqm approx