

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

40 MARY DRIVE ALFREDTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$650,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Alfredton

Period-from

01 Oct 2021

to

30 Sep 2022

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

17 DUBLIN STREET ALFREDTON VIC 3350	\$700,000	08-Jun-22
88 WILLOBY DRIVE ALFREDTON VIC 3350	\$710,000	12-May-22
6 ZIRCON STREET ALFREDTON VIC 3350	\$750,000	19-May-22

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: 16 January 2023



**17 DUBLIN STREET ALFREDTON
VIC 3350**

Sold Price

\$700,000

Sold Date

08-Jun-22

 4  2  2

Distance

0.71km



**88 WILLOBY DRIVE ALFREDTON
VIC 3350**

Sold Price

\$710,000

Sold Date

12-May-22

 4  2  2

Distance

0.83km



**6 ZIRCON STREET ALFREDTON
VIC 3350**

Sold Price

\$750,000

Sold Date

19-May-22

 4  2  2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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