

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	21 Anton Drive, Alfredton, VIC 3350
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Indicative selling price

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

Price Range	\$548,000	&	\$580,000
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Median sale price

Median price	\$635,000	Property Type	House	Suburb	Alfredton (3350)
Period - From	01/10/2023	to	30/09/2024	Source	Corelogic

Comparable property sales

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
13 HARMONY WAY, ALFREDTON VIC 3350	\$570,000	09/10/2024
69 LUGANO AVENUE, ALFREDTON VIC 3350	\$579,000	03/09/2024
30 ROSCOMMON AVENUE, ALFREDTON VIC 3350	\$570,000	14/06/2024

This Statement of Information was prepared on: 24/10/2024