

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

24 Learmonth Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$647,500 Property Type House Suburb Alfredton

Period - From 01/04/2022 to 31/03/2023 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	14 Kallioota St ALFREDTON 3350	\$590,000	20/07/2022
2	33 Towong St ALFREDTON 3350	\$588,000	30/01/2023
3	11 Gillies St.S ALFREDTON 3350	\$580,000	06/12/2022

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:

28/04/2023 17:02



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median House Price

Year ending March 2023: \$647,500

Comparable Properties



14 Kallioota St ALFREDTON 3350 (REI/VG)

Agent Comments

 3  1  2

Price: \$590,000

Method: Private Sale

Date: 20/07/2022

Property Type: House

Land Size: 839 sqm approx



33 Towong St ALFREDTON 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$588,000

Method: Private Sale

Date: 30/01/2023

Property Type: House

Land Size: 705 sqm approx



11 Gillies St.S ALFREDTON 3350 (REI)

Agent Comments

 3  1  3

Price: \$580,000

Method: Private Sale

Date: 06/12/2022

Property Type: House