

## 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

61 Sydney Way Alfredton VIC 3350

### Indicative selling price

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

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Alfredton

Period-from

01 Dec 2020

to

30 Nov 2021

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

45 Sydney Way Alfredton VIC 3350	\$700,000	03-Dec-21
44 Alfredton Drive Alfredton VIC 3350	\$752,000	29-Oct-21
35 Alfredton Drive Alfredton VIC 3350	\$710,000	05-Oct-21

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: 20 December 2021



45 Sydney Way Alfredton VIC 3350 Sold Price

<sup>RS</sup>

\$700,000

Sold Date 03-Dec-21

 4  2  2

Distance 0.14km



44 Alfredton Drive Alfredton VIC 3350

Sold Price

<sup>RS</sup>

\$752,000

Sold Date 29-Oct-21

 4  2  2

Distance 0.08km



35 Alfredton Drive Alfredton VIC 3350

Sold Price

\$710,000

Sold Date 05-Oct-21

 4  2  2

Distance 0.16km

**RS** = Recent sale

**UN** = Undisclosed Sale

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