

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

25 Kallioota Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$640,000 Property Type House Suburb Alfredton

Period - From 01/10/2022 to 30/09/2023 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	213 Park St.W DELACOMBE 3356	\$390,000	21/12/2022
2	1222 Norman St WENDOUREE 3355	\$369,000	06/04/2023
3	59 Vale St ALFREDTON 3350	\$330,000	28/11/2022

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:

27/11/2023 13:46

25 Kallioota Street, Alfredton Vic 3350



Scott Petrie

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Indicative Selling Price

\$350,000 - \$370,000

Median House Price

Year ending September 2023: \$640,000



2 1 1

Property Type: House

Land Size: 530 sqm approx

Agent Comments

Comparable Properties



213 Park St.W DELACOMBE 3356 (REI/VG)

Agent Comments

2 1 -

Price: \$390,000

Method: Private Sale

Date: 21/12/2022

Property Type: House

Land Size: 455 sqm approx



1222 Norman St WENDOUREE 3355 (REI/VG)

Agent Comments

2 1 1

Price: \$369,000

Method: Private Sale

Date: 06/04/2023

Rooms: 5

Property Type: House (Res)

Land Size: 753 sqm approx



59 Vale St ALFREDTON 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$330,000

Method: Private Sale

Date: 28/11/2022

Property Type: House (Res)

Land Size: 278 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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