

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

44 KALAMATA AVENUE 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

or range
between

\$339,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$299,000

Property type

Land

Suburb

Alfredton

Period-from

01 Feb 2023

to

31 Jan 2024

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

66 CUZENS ROAD ALFREDTON VIC 3350	\$360,000	21-Oct-22
68 CUZENS ROAD ALFREDTON VIC 3350	\$350,000	06-Mar-23
52 KAROL STREET ALFREDTON VIC 3350	\$375,000	05-Sep-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: 27 February 2024

McGrath

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66 CUZENS ROAD ALFREDTON VIC 3350

Sold Price **\$360,000** Sold Date **21-Oct-22**

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Distance **0.52km**



68 CUZENS ROAD ALFREDTON VIC 3350

Sold Price **\$350,000** Sold Date **06-Mar-23**

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Distance **0.53km**



52 KAROL STREET ALFREDTON VIC 3350

Sold Price **\$375,000** Sold Date **05-Sep-22**

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Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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