

# 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

26 Lawrie Drive, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$790,000

&

\$869,000

### 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	33 Alfredton Dr ALFREDTON 3350	\$810,000	23/01/2023
2	47 Lawrie Dr ALFREDTON 3350	\$790,000	05/06/2023
3	99 Alfredton Dr ALFREDTON 3350	\$790,000	01/07/2022

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:

11/07/2023 09:27

26 Lawrie Drive, Alfredton Vic 3350



Rob Cunningham

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**Indicative Selling Price**

\$790,000 - \$869,000

**Median House Price**

Year ending March 2023: \$647,500



- 0

**Property Type:** Land

**Land Size:** 757 sqm approx

**Agent Comments**

## Comparable Properties

**33 Alfredton Dr ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 23/01/2023

**Property Type:** House (Res)

**Land Size:** 715 sqm approx



**47 Lawrie Dr ALFREDTON 3350 (REI)**

**Agent Comments**

4 2 2

**Price:** \$790,000

**Method:** Private Sale

**Date:** 05/06/2023

**Property Type:** House

**Land Size:** 886 sqm approx



**99 Alfredton Dr ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$790,000

**Method:** Private Sale

**Date:** 01/07/2022

**Property Type:** House

**Land Size:** 720 sqm approx

**Account** - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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