

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

99 Alfredton Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$790,000 & \$820,000

Median sale price

Median price \$620,000 Property Type House Suburb Alfredton

Period - From 01/10/2021 to 31/12/2021 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	76 Dorset Dr ALFREDTON 3350	\$828,000	23/01/2022
2	112 Alfredton Dr ALFREDTON 3350	\$795,000	07/02/2022
3	2 Samuel Ct ALFREDTON 3350	\$785,000	28/01/2022

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:

15/03/2022 18:55

99 Alfredton Drive, Alfredton Vic 3350

buxton

Lisa Eden-Horvat

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Indicative Selling Price

\$790,000 - \$820,000

Median House Price

December quarter 2021: \$620,000



3 -

Property Type: House (Res)

Land Size: 634 sqm approx

Agent Comments

Comparable Properties



76 Dorset Dr ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$828,000

Method: Private Sale

Date: 23/01/2022

Property Type: House (Res)

Land Size: 637 sqm approx



112 Alfredton Dr ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$795,000

Method: Private Sale

Date: 07/02/2022

Property Type: House

Land Size: 665 sqm approx



2 Samuel Ct ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$785,000

Method: Private Sale

Date: 28/01/2022

Property Type: House (Res)

Account - Buxton Ballarat | P: 03 5331 4544



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