

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

41 Mary Drive, Alfredton Vic 3350

Indicative selling price

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

Range between

\$470,000

&

\$490,000

Median sale price

Median price

\$610,000

Property Type

House

Suburb

Alfredton

Period - From

01/01/2024

to

31/12/2024

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	17 Lancaster St ALFREDTON 3350	\$500,000	29/01/2025
2	42b Elaine Av ALFREDTON 3350	\$490,000	09/08/2024
3	70 Creekstone Dr ALFREDTON 3350	\$490,000	26/07/2024

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:

11/02/2025 10:15



Property Type: House
Land Size: 312 sqm approx
Agent Comments

Comparable Properties



17 Lancaster St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 29/01/2025
Property Type: House
Land Size: 360 sqm approx



42b Elaine Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 09/08/2024
Property Type: House
Land Size: 360 sqm approx



70 Creekstone Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 26/07/2024
Property Type: House
Land Size: 301 sqm approx