Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	41 Mary Drive, Alfredton Vic 3350
Including suburb or	
locality and postcode	
, ,	

Indicative selling price

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

Range between	\$470,000	&	\$490,000
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Median sale price

Median price	\$610,000	Pro	perty 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.

Ad	dress 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





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Indicative Selling Price \$470,000 - \$490,000 Median House Price Year ending December 2024: \$610,000





Property Type: House **Land Size:** 312 sqm approx

Agent Comments

Comparable Properties



17 Lancaster St ALFREDTON 3350 (REI/VG)

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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)



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2

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)



3







2

Agent Comments



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

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





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