

# 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 1717 Sturt Street, Alfredton Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$570,000 & \$610,000

### Median sale price

Median price \$627,500 Property Type House Suburb Alfredton

Period - From 01/10/2023 to 30/09/2024 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 eighteen 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	2 Collard St NEWINGTON 3350	\$570,000	03/04/2024
2	32 Norfolk Av LAKE GARDENS 3355	\$592,000	01/11/2023
3			

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 eighteen months.

This Statement of Information was prepared on: 16/01/2025 12:17



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 673 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$570,000 - \$610,000  
**Median House Price**  
Year ending September 2024: \$627,500

## Comparable Properties



**2 Collard St NEWINGTON 3350 (REI/VG)**

Agent Comments



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 03/04/2024  
**Property Type:** House  
**Land Size:** 558 sqm approx



**32 Norfolk Av LAKE GARDENS 3355 (REI/VG)**

Agent Comments



**Price:** \$592,000  
**Method:** Private Sale  
**Date:** 01/11/2023  
**Property Type:** House  
**Land Size:** 350 sqm approx

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 eighteen months.