

# 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

23 Ningana Street, Alfredton Vic 3350

### Indicative selling price

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

Range between \$495,000 & \$544,500

### Median sale price

Median price \$660,000 Property Type House Suburb Alfredton

Period - From 01/07/2021 to 30/06/2022 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	11 Munro St ALFREDTON 3350	\$525,000	23/12/2021
2	32 Cuthberts Rd ALFREDTON 3350	\$505,000	19/11/2021
3	26 Prince St ALFREDTON 3350	\$490,000	28/03/2022

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:

03/08/2022 11:37



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$495,000 - \$544,500

**Median House Price**

Year ending June 2022: \$660,000

## Comparable Properties



**11 Munro St ALFREDTON 3350 (REI/VG)**

Agent Comments



**Price:** \$525,000

**Method:** Private Sale

**Date:** 23/12/2021

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 630 sqm approx



**32 Cuthberts Rd ALFREDTON 3350 (VG)**

Agent Comments



**Price:** \$505,000

**Method:** Sale

**Date:** 19/11/2021

**Property Type:** House (Res)

**Land Size:** 693 sqm approx

**26 Prince St ALFREDTON 3350 (VG)**

Agent Comments



**Price:** \$490,000

**Method:** Sale

**Date:** 28/03/2022

**Property Type:** House (Res)

**Land Size:** 669 sqm approx