

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

7 Vale Street, Alfredton Vic 3350

Indicative selling price

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

Range between

\$540,000

&

\$560,000

Median sale price

Median price

\$630,000

Property Type

House

Suburb

Alfredton

Period - From

01/04/2024

to

30/06/2024

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	6 Cardigan Av ALFREDTON 3350	\$580,000	16/05/2024
2	2 Munro St ALFREDTON 3350	\$555,000	05/04/2024
3	33 Elaine Av ALFREDTON 3350	\$555,000	21/03/2024

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:

19/09/2024 09:21



Rooms: 5
Property Type: House
Land Size: 636 approx sqm
approx
[Agent Comments](#)

Indicative Selling Price
\$540,000 - \$560,000
Median House Price
June quarter 2024: \$630,000

Comparable Properties



6 Cardigan Av ALFREDTON 3350 (REI/VG)

[Agent Comments](#)



Price: \$580,000
Method: Private Sale
Date: 16/05/2024
Property Type: House
Land Size: 696 sqm approx



2 Munro St ALFREDTON 3350 (REI/VG)

[Agent Comments](#)



Price: \$555,000
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 704 sqm approx



33 Elaine Av ALFREDTON 3350 (REI/VG)

[Agent Comments](#)



Price: \$555,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 810 sqm approx