

# 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

6 Almurta Street, Alfredton Vic 3350

### Indicative selling price

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

Range between \$650,000 & \$680,000

### Median sale price

Median price \$637,500 Property Type House Suburb Alfredton

Period - From 01/01/2023 to 31/12/2023 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	18 Coonatta St ALFREDTON 3350	\$700,000	20/11/2023
2	13 Balyarta St ALFREDTON 3350	\$645,000	14/02/2023
3	7 Elaine Av ALFREDTON 3350	\$610,000	01/08/2023

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:

19/03/2024 09:15



3   2   1

**Property Type:** House

**Land Size:** 949 sqm approx

**Agent Comments**

## Comparable Properties



**18 Coonatta St ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 20/11/2023

**Property Type:** House

**Land Size:** 891 sqm approx



**13 Balyarta St ALFREDTON 3350 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$645,000

**Method:** Private Sale

**Date:** 14/02/2023

**Property Type:** House

**Land Size:** 876 sqm approx



**7 Elaine Av ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$610,000

**Method:** Private Sale

**Date:** 01/08/2023

**Property Type:** House

**Land Size:** 678 sqm approx