#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

	7 Bellington 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

Single price \$825,000

#### Median sale price

Median price	\$630,000	Pro	perty Type	House		Suburb	Alfredton
Period - From	01/07/2023	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

7,01	aress of comparable property	1 1100	Date of Sale
1	8 Jacob Ct ALFREDTON 3350	\$820,000	03/09/2024
2	49 Faversham Av LAKE GARDENS 3355	\$825,000	11/05/2024
3	24 Belltower Av ALFREDTON 3350	\$849,500	08/03/2024

#### 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:	09/09/2024 15:37



Date of sale











Property Type: House (Res) **Agent Comments** 

**Indicative Selling Price** \$825,000 **Median House Price** Year ending June 2024: \$630,000

## Comparable Properties



8 Jacob Ct ALFREDTON 3350 (REI)





Price: \$820,000 Method: Private Sale Date: 03/09/2024 Property Type: House Land Size: 975 sqm approx **Agent Comments** 



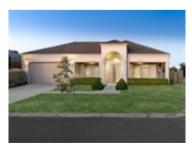
49 Faversham Av LAKE GARDENS 3355

(REI/VG)





Price: \$825,000 Method: Private Sale Date: 11/05/2024 Property Type: House Land Size: 711 sqm approx Agent Comments



24 Belltower Av ALFREDTON 3350 (REI/VG)



Price: \$849,500 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 985 sqm approx Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



