

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 Bellington Drive, Alfredton Vic 3350

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

Property 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	Price	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



4 2 2

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)

Agent Comments

4 2 4

Price: \$820,000

Method: Private Sale

Date: 03/09/2024

Property Type: House

Land Size: 975 sqm approx



49 Faversham Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$825,000

Method: Private Sale

Date: 11/05/2024

Property Type: House

Land Size: 711 sqm approx



24 Belltower Av ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 4

Price: \$849,500

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 985 sqm approx

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