

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

11 Tangerine Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$595,000 & \$620,000

Median sale price

Median price \$627,500 Property Type House Suburb Alfredton

Period - From 01/10/2023 to 30/09/2024 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	35 Telluride Dr WINTER VALLEY 3358	\$604,000	29/11/2024
2	13 Merino Dr ALFREDTON 3350	\$625,000	25/10/2024
3	12 Heathcote Dr LUCAS 3350	\$612,000	25/09/2024

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:

02/12/2024 16:41

11 Tangerine Street, Alfredton Vic 3350



Scott Petrie

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Indicative Selling Price

\$595,000 - \$620,000

Median House Price

Year ending September 2024: \$627,500



4 2 3

Property Type: House

Land Size: 612 sqm approx

Agent Comments

Comparable Properties



35 Telluride Dr WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$604,000

Method: Private Sale

Date: 29/11/2024

Property Type: House

Land Size: 576 sqm approx



13 Merino Dr ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$625,000

Method: Private Sale

Date: 25/10/2024

Property Type: House (Res)

Land Size: 804 sqm approx



12 Heathcote Dr LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$612,000

Method: Private Sale

Date: 25/09/2024

Property Type: House

Land Size: 512 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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