

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 and
postcode

2 SLIGO STREET ALFREDTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$315,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$285,000

Property type

Land

Suburb

Alfredton

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

50 MULLINGAR DRIVE ALFREDTON VIC 3350

\$305,000

19-Nov-24

30 TODD STREET LUCAS VIC 3350

\$360,000

21-Nov-24

103 WEDGE TAIL DRIVE WINTER VALLEY VIC 3358

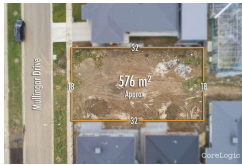
\$300,000

10-Feb-25

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: 20 May 2025

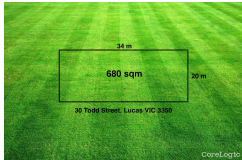


**50 MULLINGAR DRIVE
ALFREDTON VIC 3350**

Sold Price **\$305,000** Sold Date **19-Nov-24**

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Distance **0.21km**



30 TODD STREET LUCAS VIC 3350

Sold Price **\$360,000** Sold Date **21-Nov-24**

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Distance **1.68km**



**103 WEDGE TAIL DRIVE WINTER
VALLEY VIC 3358**

Sold Price **\$300,000** Sold Date **10-Feb-25**

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Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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