

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

20 OBRIEN DRIVE 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

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Land

Suburb

Alfredton

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

7 RUTLEDGE WAY WINTER VALLEY VIC 3358	\$260,000	22-May-24
15 RUTLEDGE WAY WINTER VALLEY VIC 3358	\$260,000	17-Apr-24
92 ELEGANTE ROAD WINTER VALLEY VIC 3358	\$269,000	15-Mar-24

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: 07 September 2025

McGrath

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7 RUTLEDGE WAY WINTER VALLEY VIC 3358

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Sold Price

\$260,000

Sold Date **22-May-24**

Distance

0.87km



15 RUTLEDGE WAY WINTER VALLEY VIC 3358

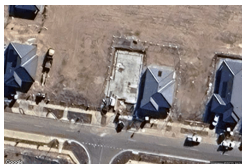
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Sold Price

Sold Date **17-Apr-24**

Distance

0.87km



92 ELEGANTE ROAD WINTER VALLEY VIC 3358

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Sold Price

\$269,000

Sold Date **15-Mar-24**

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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