

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

3 Oberon Street, Alfredton Vic 3350

Indicative selling price

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

Single price

\$619,950

Median sale price

Median price

\$640,000

Property Type

House

Suburb

Alfredton

Period - From

01/07/2023

to

30/09/2023

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	12 Pernonie St LUCAS 3350	\$645,000	03/10/2023
2	13 Chase Blvd ALFREDTON 3350	\$640,000	20/03/2023
3	38 Lugano Av ALFREDTON 3350	\$635,000	03/10/2023

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:

15/12/2023 11:54

3 Oberon Street, Alfredton Vic 3350



Scott Petrie
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Indicative Selling Price

\$619,950

Median House Price

September quarter 2023: \$640,000



4 2 2

Property Type: House

Land Size: 571 sqm approx

Agent Comments

Comparable Properties



12 Pernonie St LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$645,000

Method: Private Sale

Date: 03/10/2023

Property Type: House

Land Size: 512 sqm approx



13 Chase Blvd ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$640,000

Method: Private Sale

Date: 20/03/2023

Property Type: House (Res)

Land Size: 576 sqm approx



38 Lugano Av ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$635,000

Method: Private Sale

Date: 03/10/2023

Property Type: House

Land Size: 508 sqm approx

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



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