

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	4 Fermanagh Street Alfredton, 3350
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$590,000 & \$630,000
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### Median sale price

Median price	\$605,000	Property Type	HOUSE	Suburb	ALFREDTON
Period - From	01-Jan-2025	to	12-Jun-2025	Source	Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	20 Offaly Street, Alfredton, Vic 3350	\$645,000	07-Jun-2025
2	5 Arwon Crescent, Alfredton, Vic 3350	\$662,500	20-Feb-2025
3	20 Merino Drive, Alfredton, Vic 3350	\$635,000	20-May-2025

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