

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

49 Mia Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$549,000 & \$595,000

Median sale price

Median price \$650,000

Property Type House

Suburb Alfredton

Period - From 01/10/2023

to 31/12/2023

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	24 Echo PI ALFREDTON 3350	\$590,000	26/09/2022
2	3 Eyckens Rd LUCAS 3350	\$565,000	23/01/2024
3	23 Lancaster St ALFREDTON 3350	\$565,000	11/07/2023

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:

18/03/2024 16:02

49 Mia Street, Alfredton Vic 3350



Leigh Hutchinson

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Indicative Selling Price

\$549,000 - \$595,000

Median House Price

December quarter 2023: \$650,000



4 2 2

Property Type: House

Land Size: 337 sqm approx

Agent Comments

Comparable Properties



24 Echo PI ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$590,000

Method: Private Sale

Date: 26/09/2022

Property Type: House

Land Size: 384 sqm approx



3 Eyckens Rd LUCAS 3350 (REI)

Agent Comments

4 2 2

Price: \$565,000

Method: Private Sale

Date: 23/01/2024

Property Type: House

Land Size: 392 sqm approx



23 Lancaster St ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$565,000

Method: Private Sale

Date: 11/07/2023

Property Type: House

Land Size: 360 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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