

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

55 Verdale Drive, Alfredton Vic 3350

Indicative selling price

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

Single price

\$400,000

Median sale price

Median price

\$299,500

Property Type

Vacant land

Suburb

Alfredton

Period - From

08/12/2022

to

07/12/2023

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	54 Mary Dr ALFREDTON 3350	\$365,000	24/11/2023
2	7 Blomeley Dr LUCAS 3350	\$315,000	14/11/2023
3	26 Adrianus St ALFREDTON 3350	\$264,000	16/11/2023

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:

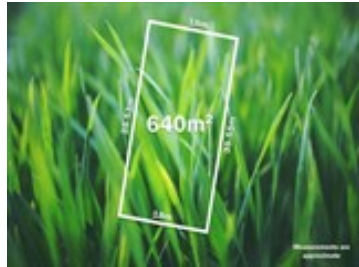
08/12/2023 15:24



Property Type:
Divorce/Estate/Family Transfers
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$400,000
Median Land Price
08/12/2022 - 07/12/2023: \$299,500

Comparable Properties



54 Mary Dr ALFREDTON 3350 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 24/11/2023
Property Type: Land
Land Size: 639 sqm approx



7 Blomeley Dr LUCAS 3350 (REI)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 14/11/2023
Property Type: Land
Land Size: 604 sqm approx



26 Adrianus St ALFREDTON 3350 (REI)

Agent Comments



Price: \$264,000
Method: Private Sale
Date: 16/11/2023
Property Type: Land
Land Size: 480 sqm approx