

## 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

70 Creekstone Drive, Alfredton Vic 3350

### Indicative selling price

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

Single price \$490,000

### Median sale price

Median price \$635,000

Property Type House

Suburb Alfredton

Period - From 01/04/2023

to 31/03/2024

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	31 Leitrim St ALFREDTON 3350	\$500,000	02/02/2024
2	19 Peridot Way ALFREDTON 3350	\$497,000	28/05/2024
3	17 Topaz St ALFREDTON 3350	\$496,000	11/03/2024

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:

21/06/2024 14:12

70 Creekstone Drive, Alfredton Vic 3350



Phil Petrie

0353334322

0409 278 460

phil@trevorpetrie.com.au

Indicative Selling Price

\$490,000

Median House Price

Year ending March 2024: \$635,000



3 2 2

Property Type: House

Land Size: 301 sqm approx

Agent Comments

## Comparable Properties



31 Leitrim St ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000

Method: Private Sale

Date: 02/02/2024

Property Type: House (Res)

Land Size: 330 sqm approx



19 Peridot Way ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$497,000

Method: Private Sale

Date: 28/05/2024

Property Type: House

Land Size: 324 sqm approx



17 Topaz St ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$496,000

Method: Private Sale

Date: 11/03/2024

Property Type: House

Land Size: 309 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.