

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

50 Park View Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$668,500

Property Type House

Suburb Alfredton

Period - From 01/04/2023

to

30/06/2023

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	64 Shortridge Dr LUCAS 3350	\$1,150,000	18/05/2023
2	9 Montadale Ct ALFREDTON 3350	\$1,105,000	10/05/2023
3	30 Alfredton Dr ALFREDTON 3350	\$955,000	22/08/2023

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:

09/10/2023 10:30



Property Type: Land
Land Size: 880 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000
Median House Price
June quarter 2023: \$668,500

Comparable Properties



64 Shortridge Dr LUCAS 3350 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 18/05/2023
Property Type: House
Land Size: 750 sqm approx



9 Montadale Ct ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$1,105,000
Method: Private Sale
Date: 10/05/2023
Property Type: House (Res)
Land Size: 1132 sqm approx



30 Alfredton Dr ALFREDTON 3350 (REI)

Agent Comments



Price: \$955,000
Method: Private Sale
Date: 22/08/2023
Property Type: House
Land Size: 1374 sqm approx