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 and postcode	8 JACOB COURT ALFREDTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$800,000	&	$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$637,500	Property type	House	Suburb	Alfredton
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

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
28 MERINO DRIVE ALFREDTON VIC 3350	$835,000	15-Jul-24
13 PRINCE OF WALES BOULEVARD ALFREDTON VIC 3350	$810,000	18-Jun-24
49 FAVERSHAM AVENUE LAKE GARDENS VIC 3355	$825,000	11-May-24

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 July 2024

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28 MERINO DRIVE ALFREDTON VIC 3350

5 2 2

Sold Price RS $835,000 Sold Date 15-Jul-24

Distance 0.1km



13 PRINCE OF WALES BOULEVARD ALFREDTON VIC 3350

4 2 2

Sold Price RS $810,000 Sold Date 18-Jun-24

Distance 1.71km



49 FAVERSHAM AVENUE LAKE GARDENS VIC 3355

3 2 2

Sold Price $825,000 Sold Date 11-May-24

Distance 2.21km

RS = Recent sale **UN** = Undisclosed Sale

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