

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

12 Coonatta Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$490,000

&

\$510,000

Median sale price

Median price \$630,000

Property Type House

Suburb Alfredton

Period - From 01/07/2023

to

30/06/2024

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	15 Longley St ALFREDTON 3350	\$495,000	16/08/2024
2	32 Avoca Cr ALFREDTON 3350	\$515,000	08/07/2024
3	15 Lawrence St ALFREDTON 3350	\$500,000	10/04/2024

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:

01/10/2024 10:34



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Property Type: House
Land Size: 855 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$510,000
Median House Price
Year ending June 2024: \$630,000

Comparable Properties



15 Longley St ALFREDTON 3350 (REI)

Agent Comments

4 2 3

Price: \$495,000
Method: Private Sale
Date: 16/08/2024
Property Type: House (Res)
Land Size: 613 sqm approx



32 Avoca Cr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 1

Price: \$515,000
Method: Private Sale
Date: 08/07/2024
Property Type: House
Land Size: 819 sqm approx



15 Lawrence St ALFREDTON 3350 (REI/VG)

Agent Comments

4 1 2

Price: \$500,000
Method: Private Sale
Date: 10/04/2024
Property Type: House
Land Size: 607 sqm approx