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	18 Kalamata Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between $645,000 & $665,000

Median sale price

Median price $627,500 Property Type House Suburb Alfredton

Period - From 01/10/2023 to 30/09/2024 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	20 Tipperary St ALFREDTON 3350	$640,000	14/10/2024
2	12 Carrum St ALFREDTON 3350	$650,000	25/09/2024
3	20 Todd St LUCAS 3350	$661,000	12/07/2024

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: 23/10/2024 07:59

18 Kalamata Avenue, Alfredton Vic 3350



4 2 2

Property Type: Residential House
Land Size: 593 sqm approx

Agent Comments

Indicative Selling Price
$645,000 - $665,000
Median House Price
Year ending September 2024: $627,500

Comparable Properties



20 Tipperary St ALFREDTON 3350 (REI)

4 2 4

Price: $640,000
Method: Private Sale
Date: 14/10/2024
Property Type: House
Land Size: 576 sqm approx

Agent Comments



12 Carrum St ALFREDTON 3350 (REI/VG)

4 2 2

Price: $650,000
Method: Private Sale
Date: 25/09/2024
Property Type: House
Land Size: 612 sqm approx

Agent Comments



20 Todd St LUCAS 3350 (REI/VG)

4 2 2

Price: $661,000
Method: Private Sale
Date: 12/07/2024
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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