

## 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  
244 BALLARAT-CARNGHAM ROAD 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  \$545,000 &  \$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Alfredton
Period-from <input type="text"/> 01 Aug 2023	to <input type="text"/> 31 Jul 2024	Source <input type="text"/> 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
98 VERDALE DRIVE ALFREDTON VIC 3350	\$545,000	18-Mar-24
49 VETRANO AVENUE ALFREDTON VIC 3350	\$565,000	19-Jul-24
66 LUGANO AVENUE ALFREDTON VIC 3350	\$565,000	28-Jun-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: 20 August 2024



**98 VERDALE DRIVE ALFREDTON  
VIC 3350**

4 2 2

Sold Price

**\$545,000** Sold Date **18-Mar-24**

Distance **0.74km**



**49 VETRANO AVENUE  
ALFREDTON VIC 3350**

3 2 2

Sold Price

**RS \$565,000** Sold Date **19-Jul-24**

Distance **0.63km**



**66 LUGANO AVENUE ALFREDTON  
VIC 3350**

4 2 -

Sold Price

Sold Date **28-Jun-24**

Distance **0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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