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<br>Including suburb or locality and postcode | 26 Belltower Avenue, Alfredton Vic 3350 |

## Indicative selling price

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

Range between $750,000 & $780,000

## 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 | 10 Signature Dr ALFREDTON 3350 | $755,000 | 17/10/2024 |
| 2 | 46 Cuzens Rd ALFREDTON 3350 | $765,000 | 13/09/2024 |
| 3 | 9 Corriedale Ct ALFREDTON 3350 | $765,000 | 30/05/2024 |

**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: 01/11/2024 12:57

# 26 Belltower Avenue, Alfredton Vic 3350



4 2 6

**Property Type:** House
**Land Size:** 988 sqm approx

Agent Comments

**Indicative Selling Price**
$750,000 - $780,000
**Median House Price**
Year ending September 2024: $627,500

## Comparable Properties



### 10 Signature Dr ALFREDTON 3350 (REI)

4 2 2

**Price:** $755,000
**Method:** Private Sale
**Date:** 17/10/2024
**Property Type:** House
**Land Size:** 610 sqm approx

Agent Comments



### 46 Cuzens Rd ALFREDTON 3350 (REI/VG)

4 2 6

**Price:** $765,000
**Method:** Private Sale
**Date:** 13/09/2024
**Property Type:** House
**Land Size:** 911 sqm approx

Agent Comments



### 9 Corriedale Ct ALFREDTON 3350 (REI/VG)

4 2 2

**Price:** $765,000
**Method:** Private Sale
**Date:** 30/05/2024
**Property Type:** House
**Land Size:** 862 sqm approx

Agent Comments

**Account** - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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