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	24 Robertson Drive, Alfredton Vic 3350

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $620,000 Property Type House Suburb Alfredton

Period - From 06/11/2023 to 05/11/2024 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	9 Boulevarde Dr ALFREDTON 3350	$750,000	28/03/2024
2	43 Elaine Av ALFREDTON 3350	$790,000	04/03/2024
3	11 Leicester Ct ALFREDTON 3350	$760,000	19/01/2024

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: 06/11/2024 10:31

24 Robertson Drive, Alfredton Vic 3350



4 2 2

Rooms: 7
Property Type: House
Land Size: 946 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
06/11/2023 - 05/11/2024: $620,000

Comparable Properties



9 Boulevarde Dr ALFREDTON 3350 (REI/VG)

4 2 2

Price: $750,000
Method: Private Sale
Date: 28/03/2024
Property Type: House
Land Size: 945 sqm approx

Agent Comments



43 Elaine Av ALFREDTON 3350 (REI/VG)

4 2 2

Price: $790,000
Method: Private Sale
Date: 04/03/2024
Property Type: House
Land Size: 851 sqm approx

Agent Comments



11 Leicester Ct ALFREDTON 3350 (REI/VG)

4 2 2

Price: $760,000
Method: Private Sale
Date: 19/01/2024
Property Type: House (Res)
Land Size: 819 sqm approx

Agent Comments

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

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