

# 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

8 Parkwood Street, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$595,000

### 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	39 Walters Way ALFREDTON 3350	\$555,000	14/11/2024
2	10 Lawrie Dr ALFREDTON 3350	\$590,000	29/08/2024
3	49 Vetrano Av ALFREDTON 3350	\$565,000	19/07/2024

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:

29/11/2024 08:58



3 2 5

**Property Type:** House  
**Land Size:** 826 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$595,000  
**Median House Price**  
Year ending September 2024: \$627,500

## Comparable Properties



**39 Walters Way ALFREDTON 3350 (REI)**

**Agent Comments**

3 2 2

**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 14/11/2024  
**Property Type:** House  
**Land Size:** 308 sqm approx



**10 Lawrie Dr ALFREDTON 3350 (REI)**

**Agent Comments**

3 2 2

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 29/08/2024  
**Property Type:** House  
**Land Size:** 800 sqm approx



**49 Vetrano Av ALFREDTON 3350 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 19/07/2024  
**Property Type:** House  
**Land Size:** 367 sqm approx

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