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: 1 Linton Court, Alfredton Vic 3350

Indicative selling price

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

Range between $530,000 & $560,000

Median sale price

Median price $608,500 Property Type House Suburb Alfredton

Period - From 01/10/2024 to 31/12/2024 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 eighteen 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	4 Balyarta St ALFREDTON 3350	$550,000	05/02/2025
2	3 Omeo Dr ALFREDTON 3350	$555,000	16/01/2025
3			

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 eighteen months.

This Statement of Information was prepared on: 10/02/2025 14:27

1 Linton Court, Alfredton Vic 3350

Steve McCulloch
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3 2 2

Property Type: House
Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price
$530,000 - $560,000
Median House Price
December quarter 2024: $608,500

Comparable Properties



4 Balyarta St ALFREDTON 3350 (REI)

3 2 5

Price: $550,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 983 sqm approx

Agent Comments



3 Omeo Dr ALFREDTON 3350 (REI/VG)

4 2 6

Price: $555,000
Method: Private Sale
Date: 16/01/2025
Property Type: House
Land Size: 615 sqm approx

Agent Comments

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 eighteen months.

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