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	79 Verdale Drive, Alfredton Vic 3350

Indicative selling price

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

Range between $549,000 & $579,000

Median sale price

Median price $610,000 Property Type House Suburb Alfredton

Period - From 18/11/2023 to 17/11/2024 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	15 Offaly St ALFREDTON 3350	$570,000	29/10/2024
2	98 Verdale Dr ALFREDTON 3350	$545,000	18/03/2024
3	49 Verdale Dr ALFREDTON 3350	$593,000	24/07/2023

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: 18/11/2024 13:59

79 Verdale Drive, Alfredton Vic 3350

Steve McCulloch
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- -

Property Type: Land
Land Size: 448 sqm approx

Agent Comments

Indicative Selling Price
$549,000 - $579,000
Median House Price
18/11/2023 - 17/11/2024: $610,000

Comparable Properties



15 Offaly St ALFREDTON 3350 (REI)

4 2 2

Price: $570,000
Method: Private Sale
Date: 29/10/2024
Property Type: House

Agent Comments



98 Verdale Dr ALFREDTON 3350 (REI/VG)

4 2 2

Price: $545,000
Method: Private Sale
Date: 18/03/2024
Property Type: House
Land Size: 416 sqm approx

Agent Comments



49 Verdale Dr ALFREDTON 3350 (REI/VG)

4 2 2

Price: $593,000
Method: Private Sale
Date: 24/07/2023
Property Type: House
Land Size: 400 sqm approx

Agent Comments

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