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	116 Aspect Parade, Alfredton Vic 3350

Indicative selling price

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

Range between $850,000 & $860,000

Median sale price

Median price $607,000 Property Type House Suburb Alfredton

Period - From 01/04/2024 to 31/03/2025 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	25 Signature Dr ALFREDTON 3350	$725,000	23/01/2025
2	33 Signature Dr ALFREDTON 3350	$1,110,000	15/02/2025
3	5 Evergreen Dr ALFREDTON 3350	$1,175,000	09/01/2025

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: 18/06/2025 13:12

116 Aspect Parade, Alfredton Vic 3350

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3 3 2

Property Type: House (Res)
Land Size: 409 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $860,000
Median House Price
Year ending March 2025: $607,000

Comparable Properties

25 Signature Dr ALFREDTON 3350 (REI)

3 2 2

Price: $725,000
Method:
Date: 23/01/2025
Property Type: House

Agent Comments

33 Signature Dr ALFREDTON 3350 (REI)

5 3 2

Price: $1,110,000
Method:
Date: 15/02/2025
Property Type: House

Agent Comments

5 Evergreen Dr ALFREDTON 3350 (REI)

3 2 2

Price: $1,175,000
Method:
Date: 09/01/2025
Property Type: House

Agent Comments

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