

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

29 Kallioota Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$630,000 & \$650,000

Median sale price

Median price \$606,250 Property Type House Suburb Alfredton

Period - From 01/07/2021 to 30/09/2021 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	1785 Sturt St ALFREDTON 3350	\$640,000	01/10/2020
2	2 Horsham Cr ALFREDTON 3350	\$625,000	11/05/2021
3	18 Cedar Av ALFREDTON 3350	\$600,000	12/10/2021

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:

22/11/2021 14:29

29 Kallioota Street, Alfredton Vic 3350



 4  2  3

Property Type: House (Previously Occupied - Detached)

Land Size: 785 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$630,000 - \$650,000

Median House Price

September quarter 2021: \$606,250

Comparable Properties



1785 Sturt St ALFREDTON 3350 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$640,000

Method: Private Sale

Date: 01/10/2020

Property Type: House

Land Size: 1064 sqm approx



2 Horsham Cr ALFREDTON 3350 (REI)

[Agent Comments](#)

 3  2  2

Price: \$625,000

Method: Private Sale

Date: 11/05/2021

Property Type: House

Land Size: 700 sqm approx



18 Cedar Av ALFREDTON 3350 (REI)

[Agent Comments](#)

 4  2  2

Price: \$600,000

Method: Private Sale

Date: 12/10/2021

Property Type: House (Res)

Land Size: 730 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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