

# 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 48 Chase Boulevard, Alfredton Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$395,000 & \$425,000

### Median sale price

Median price \$558,000 Property Type House Suburb Alfredton

Period - From 01/01/2021 to 31/03/2021 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	2 Amana Dr ALFREDTON 3350	\$430,000	08/06/2021
2	25 Sunline Av ALFREDTON 3350	\$430,000	01/04/2021
3	5 Oxley Bnd ALFREDTON 3350	\$410,000	31/03/2020

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: 09/06/2021 16:07

48 Chase Boulevard, Alfredton Vic 3350



**Property Type:** House (Res)  
**Land Size:** 383 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$395,000 - \$425,000  
**Median House Price**  
March quarter 2021: \$558,000

## Comparable Properties



**2 Amana Dr ALFREDTON 3350 (REI)**

**Agent Comments**



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 08/06/2021  
**Property Type:** Townhouse (Single)



**25 Sunline Av ALFREDTON 3350 (REI)**

**Agent Comments**



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 01/04/2021  
**Property Type:** House (Res)  
**Land Size:** 176 sqm approx



**5 Oxley Bnd ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 31/03/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.