

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

11 Carbine Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$630,000 Property Type House Suburb Alfredton

Period - From 23/08/2023 to 22/08/2024 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	1 Karol St ALFREDTON 3350	\$525,000	01/07/2024
2	31 Butler St LUCAS 3350	\$549,000	28/06/2024
3	19 Peridot Way ALFREDTON 3350	\$497,000	28/05/2024

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:

23/08/2024 20:48



4 2 2

Property Type: House
Land Size: 480 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
23/08/2023 - 22/08/2024: \$630,000

Comparable Properties



1 Karol St ALFREDTON 3350 (REI)

Agent Comments

3 2 2

Price: \$525,000
Method: Private Sale
Date: 01/07/2024
Property Type: House
Land Size: 406 sqm approx



31 Butler St LUCAS 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$549,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 414 sqm approx



19 Peridot Way ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$497,000
Method: Private Sale
Date: 28/05/2024
Property Type: House
Land Size: 324 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300