

# 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

26 Belltower Avenue, Alfredton Vic 3350

### Indicative selling price

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

Range between \$750,000 & \$825,000

### Median sale price

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

Period - From 01/07/2023 to 30/06/2024 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	46 Cuzens Rd ALFREDTON 3350	\$765,000	13/09/2024
2	8 Jacob Ct ALFREDTON 3350	\$820,000	03/09/2024
3	11 Suffolk Ct ALFREDTON 3350	\$790,000	16/08/2023

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:

02/10/2024 14:14



4 2 7

Rooms: 6  
Property Type: House (Res)  
Land Size: 988 sqm approx  
Agent Comments

Indicative Selling Price  
\$750,000 - \$825,000  
Median House Price  
Year ending June 2024: \$630,000

## Comparable Properties



46 Cuzens Rd ALFREDTON 3350 (REI)

Agent Comments

4 2 6

Price: \$765,000  
Method: Private Sale  
Date: 13/09/2024  
Property Type: House  
Land Size: 911 sqm approx



8 Jacob Ct ALFREDTON 3350 (REI)

Agent Comments

4 2 4

Price: \$820,000  
Method: Private Sale  
Date: 03/09/2024  
Property Type: House  
Land Size: 975 sqm approx



11 Suffolk Ct ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 6

Price: \$790,000  
Method: Private Sale  
Date: 16/08/2023  
Property Type: House  
Land Size: 819 sqm approx

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