# 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

15 Argyle Crescent, Alfredton Vic 3350

## Indicative selling price

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

Range between | $790,000 | & | $840,000

## Median sale price

| Median price | $628,500 | Property Type | House | Suburb | Alfredton |

| Period - From | 14/10/2023 | to | 13/10/2024 | 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 | 32 Robertson Dr ALFREDTON 3350 | $850,000 | 03/10/2024 |
| 2 | 24 Belltower Av ALFREDTON 3350 | $849,500 | 08/03/2024 |
| 3 | 43 Elaine Av ALFREDTON 3350 | $790,000 | 04/03/2024 |

**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: 14/10/2024 12:48

CONSUMER AFFAIRS VICTORIA

*RayWhite.*



🛏 **4**  🛁 **2**  🚗 **3**

**Property Type:** House
**Land Size:** 1001 sqm approx

Agent Comments

**Indicative Selling Price**
$790,000 - $840,000
**Median House Price**
14/10/2023 - 13/10/2024: $628,500

# Comparable Properties



**32 Robertson Dr ALFREDTON 3350 (REI)**

🛏 4   🛁 2   🚗 2

**Price:** $850,000
**Method:** Private Sale
**Date:** 03/10/2024
**Property Type:** House
**Land Size:** 1055 sqm approx

Agent Comments



**24 Belltower Av ALFREDTON 3350 (REI/VG)**

🛏 4   🛁 2   🚗 4

**Price:** $849,500
**Method:** Private Sale
**Date:** 08/03/2024
**Property Type:** House
**Land Size:** 985 sqm approx

Agent Comments



**43 Elaine Av ALFREDTON 3350 (REI/VG)**

🛏 4   🛁 2   🚗 2

**Price:** $790,000
**Method:** Private Sale
**Date:** 04/03/2024
**Property Type:** House
**Land Size:** 851 sqm approx

Agent Comments

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