

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 and
postcode

22 CHRISTINE AVENUE ALFREDTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Alfredton

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

30 KALLIOOTA STREET ALFREDTON VIC 3350	\$631,000	02-Oct-25
17 NINGANA STREET ALFREDTON VIC 3350	\$560,000	28-Jul-25
15 PARKWOOD STREET ALFREDTON VIC 3350	\$630,000	25-Jul-25

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.

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**30 KALLIOOTA STREET
ALFREDTON VIC 3350**

3 1 2

Sold Price

^{RS}

\$631,000

Sold Date

02-Oct-25

Distance

0.38km



**17 NINGANA STREET ALFREDTON
VIC 3350**

4 2 2

Sold Price

\$560,000

Sold Date

28-Jul-25

Distance

0.64km



**15 PARKWOOD STREET
ALFREDTON VIC 3350**

3 2 2

Sold Price

\$630,000

Sold Date

25-Jul-25

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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