

## STATEMENT OF INFORMATION

Prepared by Next Address  
93 Central Spring Road  
Daylesford 3460

### Statement of Information

**Single residential property located outside the Melbourne metropolitan area**

### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

**86 Wexford St Alfredton Vic 3350**

#### Indicative selling price

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

Price range

**\$720,000 - \$780,000**

#### Median sale price

Median price

**\$640,000**

Property type

**House**

Suburb

**Alfredton**

Period

**1/04/2024 -  
30/4/2024**

Source



#### Comparable property sales

**9 Harold Court Alfredton 30 April '24 \$740,000**

**20 Mary Drive Alfredton 23 April '24 \$740,000**

**87 Wexford St Alfredton 19 April'24 \$750,000**

There were fewer than three comparable properties sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

**18th May 2024**