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	50 Mimosa Avenue, Alfredton Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$650,000	&	\$695,000	1
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Median sale price

Median price	\$650,000	Pro	perty Type	House		Suburb	Alfredton
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	18 Coonatta St ALFREDTON 3350	\$700,000	20/11/2023
2	55 Elaine Av ALFREDTON 3350	\$699,000	08/03/2023
3	69 Elaine Av ALFREDTON 3350	\$685,000	06/10/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	13/03/2024 09:09





Leigh Hutchinson 5337 0036 0407 861 960 leigh@doepels.com.au

Indicative Selling Price \$650,000 - \$695,000 **Median House Price**

December quarter 2023: \$650,000

Rooms: 6

Property Type: House Land Size: 798 sqm approx

Agent Comments



Comparable Properties



18 Coonatta St ALFREDTON 3350 (REI/VG)

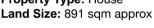






Agent Comments







55 Elaine Av ALFREDTON 3350 (REI/VG)





Price: \$699.000 Method: Private Sale Date: 08/03/2023 Property Type: House Land Size: 936 sqm approx **Agent Comments**



69 Elaine Av ALFREDTON 3350 (REI/VG)









Price: \$685,000 Method: Private Sale Date: 06/10/2022

Property Type: House (Res) Land Size: 799 sqm approx

Agent Comments

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



