

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

25 LUGANO 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

\$599,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Alfredton

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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

44 LUGANO AVENUE ALFREDTON VIC 3350	\$590,000	06-Oct-23
130 WILLOBY DRIVE ALFREDTON VIC 3350	\$610,000	24-Nov-23
12 FERMANAGH STREET ALFREDTON VIC 3350	\$590,000	13-May-24

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 August 2024

McGrath

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**44 LUGANO AVENUE ALFREDTON
VIC 3350**

 3  2  2

Sold Price

\$590,000

Sold Date

06-Oct-23

Distance

0.14km



**130 WILLOBY DRIVE ALFREDTON
VIC 3350**

 4  3  2

Sold Price

\$610,000

Sold Date

24-Nov-23

Distance

0.28km



**12 FERMANAGH STREET
ALFREDTON VIC 3350**

 4  2  2

Sold Price

\$590,000

Sold Date

13-May-24

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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