## 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

12 Peppertree Court, Alfredton Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n <b>\$895,000</b>		&		\$945,000				
Median sale price									
Median price	\$590,000	Pro	Property Type Ho		ouse		Suburb	Alfredton	
Period - From	18/06/2024	to	17/06/2025		So	urce	Property	/ Data	

#### 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.

Add	dress of comparable property	Price	Date of sale
1	8 Wensleydale Dr ALFREDTON 3350	\$975,000	13/03/2025
2	5 Franklin Ct ALFREDTON 3350	\$860,000	22/11/2024
3	13 Bellington Dr ALFREDTON 3350	\$885,000	28/08/2024

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:

18/06/2025 10:51

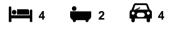


12 Peppertree Court, Alfredton Vic 3350



Tim Valpied





Property Type: House Land Size: 861 sqm approx Agent Comments 5329 2500 0418 504 169 timvalpied@jelliscraig.com.au

Indicative Selling Price \$895,000 - \$945,000 Median House Price 18/06/2024 - 17/06/2025: \$590,000

# **Comparable Properties**

8 Wensleydale Dr ALFREDTON 3350 (REI/VG) 4 2 6 4 Price: \$975,000 Method: Private Sale Date: 13/03/2025 Property Type: House Land Size: 1108 sqm approx	Agent Comments
5 Franklin Ct ALFREDTON 3350 (REI/VG) 4 2 2 2 Price: \$860,000 Method: Private Sale Date: 22/11/2024 Property Type: House Land Size: 1197 sqm approx	Agent Comments
13 Bellington Dr ALFREDTON 3350 (REI/VG) 4 2 2 2 Price: \$885,000 Method: Private Sale Date: 28/08/2024 Property Type: House Land Size: 602 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



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