

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

55 Longford Road, Alfredton Vic 3350

Indicative selling price

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

Range between \$655,000 & \$680,000

Median sale price

Median price \$558,000 Property Type House Suburb Alfredton

Period - From 01/01/2021 to 31/03/2021 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	Price	Date of sale
1	6 Karol St ALFREDTON 3350	\$670,000	30/03/2021
2	52 Chase Blvd ALFREDTON 3350	\$670,000	05/02/2021
3	8 Aspect Pde ALFREDTON 3350	\$650,000	17/02/2020

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:

23/06/2021 12:16



Property Type: Land
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
\$655,000 - \$680,000
Median House Price
March quarter 2021: \$558,000

Comparable Properties

6 Karol St ALFREDTON 3350 (VG)

Agent Comments



Price: \$670,000
Method: Sale
Date: 30/03/2021
Property Type: House (Res)
Land Size: 614 sqm approx



52 Chase Blvd ALFREDTON 3350 (VG)

Agent Comments



Price: \$670,000
Method: Sale
Date: 05/02/2021
Property Type: House (Res)
Land Size: 608 sqm approx

8 Aspect Pde ALFREDTON 3350 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 17/02/2020
Property Type: House (Res)
Land Size: 507 sqm approx