Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 55 Longford Road, Alfredton Vic 3350

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.gc | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|-------|--------|-----------|
| Range betweer | \$655,000 | | & | | \$680,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$558,000 | Pro | operty Type | Ηοι | ise | | Suburb | Alfredton |
| Period - From | 01/01/2021 | to | 31/03/2021 | | So | ource | 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.

| Add | dress 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)

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



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

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8 Aspect Pde ALFREDTON 3350 (VG)

52 Chase Blvd ALFREDTON 3350 (VG)

Agent Comments

Agent Comments



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

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.