# 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

### 70 LONGLEY STREET ALFREDTON VIC 3350

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	34.30 000	&	\$475,000
<b>Median sale price</b> (*Delete house or unit as app	olicable)				
Median Price	\$610,000	Property type	House	Suburb	Alfredton

31 Dec 2024

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Jan 2024

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.

to

Address of comparable property	Price	Date of sale
23 LAWRENCE STREET ALFREDTON VIC 3350	\$475,000	12-Nov-24
12 COONATTA STREET ALFREDTON VIC 3350	\$480,000	06-Nov-24
5 EXCHANGE STREET NEWINGTON VIC 3350	\$460,000	12-Oct-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: 22 January 2025

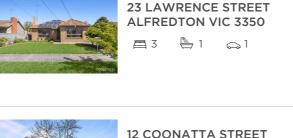


Corelogic

consumer.vic.gov.au



0.8km



12 COONATTA STREET ALFREDTON VIC 3350	Sold Price	\$480,000 Sold Date 06-Nov-24
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5 EXCHANGE STREET NEWINGTON Sold Price VIC 3350		\$460,000	Sold Date	12-Oct-24		
昌 3	1	<b>⇔</b> 2			Distance	1.47km

#### **RS** = Recent sale UN = Undisclosed Sale

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