

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

65a Gillies Street South, Alfredton Vic 3350

Indicative selling price

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

Single price

\$398,950

Median sale price

Median price

\$510,000

Property Type

Townhouse

Suburb

Alfredton

Period - From

21/07/2022

to

20/07/2023

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 | 2/7 Rance Rd DELACOMBE 3356 | \$440,000 | 07/11/2022 |
| 2 | 3/8 Alexandra St SEBASTOPOL 3356 | \$425,000 | 30/01/2022 |
| 3 | 5/2 Alexandra St SEBASTOPOL 3356 | \$385,000 | 05/12/2022 |

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:

21/07/2023 10:17

65a Gillies Street South, Alfredton Vic 3350



Trevor Petrie
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Indicative Selling Price

\$398,950

Median Townhouse Price

21/07/2022 - 20/07/2023: \$510,000



3 2 1

Rooms: 5

Property Type: Townhouse

Land Size: 250 sqm approx

Agent Comments

Comparable Properties



2/7 Rance Rd DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$440,000

Method: Private Sale

Date: 07/11/2022

Property Type: Unit



3/8 Alexandra St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$425,000

Method: Private Sale

Date: 30/01/2022

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 283 sqm approx



5/2 Alexandra St SEBASTOPOL 3356 (REI)

Agent Comments

3 1 1

Price: \$385,000

Method: Private Sale

Date: 05/12/2022

Property Type: Unit

Land Size: 392 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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