

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

2/7 LEOPOLD STREET ALFREDTON VIC 3350

Indicative selling price

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

Single Price

or range
between

\$270,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Alfredton

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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

3/209 LONSDALE STREET REDAN VIC 3350	\$285,000	29-Jul-22
301 HUMFFRAY STREET SOUTH GOLDEN POINT VIC 3350	\$285,000	10-Jun-22
7/325 WALKER STREET BALLARAT NORTH VIC 3350	\$330,000	12-Oct-22

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: 01 December 2022



**3/209 LONSDALE STREET REDAN
VIC 3350**

Sold Price

\$285,000

Sold Date

29-Jul-22

1

1

1

Distance

2.2km



**301 HUMFFRAY STREET SOUTH
GOLDEN POINT VIC 3350**

Sold Price

Sold Date

10-Jun-22

1

1

1

Distance

4.23km



**7/325 WALKER STREET
BALLARAT NORTH VIC 3350**

Sold Price

\$330,000

Sold Date

12-Oct-22

1

1

1

Distance

4.85km

RS = Recent sale

UN = Undisclosed Sale

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