

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

4/7 Leopold Street, Alfredton Vic 3350

Indicative selling price

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

Single price \$285,000

Median sale price

Median price \$448,000

Property Type Unit

Suburb Alfredton

Period - From 05/02/2024

to 04/02/2025

Source Property Data

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	4/633 Bond St GOLDEN POINT 3350	\$299,000	25/09/2024
2	6/35 Albion St SEBASTOPOL 3356	\$275,000	21/08/2024
3	4/1005 South St BALLARAT CENTRAL 3350	\$285,000	21/12/2023

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:

05/02/2025 11:21



Property Type: Unit

Agent Comments

Comparable Properties



4/633 Bond St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$299,000

Method: Private Sale

Date: 25/09/2024

Property Type: Unit



6/35 Albion St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 21/08/2024

Property Type: Unit



4/1005 South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 21/12/2023

Property Type: Unit

Land Size: 146 sqm approx