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	4/7 Leopold Street, Alfredton Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$285,000

Median sale price

Median price \$4	148,000	Pro	perty Type	Unit		Suburb	Alfredton
Period - From 05	5/02/2024 t	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

Add	dress 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 comparableproperties 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





Hannah Baker 0353334322 0457988876 hannah@trevorpetrie.com.au

Indicative Selling Price \$285,000 **Median Unit Price** 05/02/2024 - 04/02/2025: \$448,000





Comparable Properties



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

Price: \$299,000 Method: Private Sale Date: 25/09/2024 **Property Type:** Unit

Agent Comments



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

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Price: \$275,000

Agent Comments

Method: Private Sale Date: 21/08/2024 Property Type: Unit



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

Price: \$285,000 Method: Private Sale Date: 21/12/2023 Property Type: Unit

Land Size: 146 sqm approx

Agent Comments

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





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