

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

72 Longley Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$520,000 Property Type House Suburb Alfredton

Period - From 01/04/2020 to 31/03/2021 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	6 Zofia PI ALFREDTON 3350	\$475,000	07/02/2020
2	16A Longley St ALFREDTON 3350	\$460,000	11/06/2020
3	14 Ningana St ALFREDTON 3350	\$455,000	22/12/2020

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:

16/04/2021 14:43



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Rooms: 6
Property Type: House
Land Size: 745 sqm approx
 Agent Comments

Indicative Selling Price
 \$450,000 - \$495,000
Median House Price
 Year ending March 2021: \$520,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



6 Zofia PI ALFREDTON 3350 (REI/VG)

Agent Comments

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Price: \$475,000
Method: Private Sale
Date: 07/02/2020
Property Type: House
Land Size: 849 sqm approx

16A Longley St ALFREDTON 3350 (VG)

Agent Comments

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Price: \$460,000
Method: Sale
Date: 11/06/2020
Property Type: House (Res)
Land Size: 282 sqm approx



14 Ningana St ALFREDTON 3350 (REI/VG)

Agent Comments

 4  1  3

Price: \$455,000
Method: Private Sale
Date: 22/12/2020
Property Type: House
Land Size: 776 sqm approx