

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

11 Perendale Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$740,000 & \$750,000

Median sale price

Median price \$630,000 Property Type House Suburb Alfredton

Period - From 01/07/2023 to 30/06/2024 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	117 Alfredton Dr ALFREDTON 3350	\$750,000	09/02/2024
2	8 Lawrie Dr ALFREDTON 3350	\$745,000	08/02/2024
3	11 Leicester Ct ALFREDTON 3350	\$760,000	19/01/2024

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:

27/08/2024 16:32

11 Perendale Street, Alfredton Vic 3350

BALLARAT

PROPERTY AGENTS

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Indicative Selling Price

\$740,000 - \$750,000

Median House Price

Year ending June 2024: \$630,000



4 2 2

Property Type: House

Land Size: 796 sqm approx

Agent Comments

Comparable Properties



117 Alfredton Dr ALFREDTON 3350 (VG)

Agent Comments

5 - -

Price: \$750,000

Method: Sale

Date: 09/02/2024

Property Type: House (Res)

Land Size: 810 sqm approx



8 Lawrie Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 6

Price: \$745,000

Method: Private Sale

Date: 08/02/2024

Property Type: House

Land Size: 800 sqm approx



11 Leicester Ct ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$760,000

Method: Private Sale

Date: 19/01/2024

Property Type: House (Res)

Land Size: 819 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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