

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/23 Longley Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$240,000 & \$250,000

Median sale price

Median price \$290,000 Property Type Unit Suburb Alfredton

Period - From 18/05/2019 to 17/05/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3/75 Longley St ALFREDTON 3350	\$279,000	11/02/2020
2	2/106 Cuthberts Rd ALFREDTON 3350	\$275,000	19/12/2019
3	1/20 Indi St ALFREDTON 3350	\$230,000	13/02/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/05/2020 13:09



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$240,000 - \$264,000

Median Unit Price

18/05/2019 - 17/05/2020: \$290,000

Comparable Properties



3/75 Longley St ALFREDTON 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$279,000

Method: Private Sale

Date: 11/02/2020

Property Type: Unit



2/106 Cuthberts Rd ALFREDTON 3350 (VG)

Agent Comments

2 - -

Price: \$275,000

Method: Sale

Date: 19/12/2019

Property Type: Flat/Unit/Apartment (Res)



1/20 Indi St ALFREDTON 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$230,000

Method: Private Sale

Date: 13/02/2020

Rooms: 3

Property Type: Unit