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	6/75 Longley 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

Range between	\$335,000	&	\$345,000
---------------	-----------	---	-----------

Median sale price

Median price	\$345,250	Pro	perty Type U	nit		Suburb	Alfredton
Period - From	01/10/2023	to	30/09/2024	Sc	ource	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	4/13 Almurta St ALFREDTON 3350	\$340,000	26/11/2024
2	1/13 Almurta St ALFREDTON 3350	\$350,000	12/10/2024
3	1/714 La Trobe St REDAN 3350	\$325,000	08/10/2024

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:	10/02/2025 11:34 AM





Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

Indicative Selling Price \$335,000 - \$345,000 **Median Unit Price** Year ending September 2024: \$345,250

PROPERTY AGENTS



Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



4/13 Almurta St ALFREDTON 3350 (REI)

2

Price: \$340,000 Method: Private Sale

Date: 26/11/2024 Property Type: Unit

2



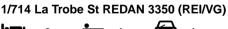


Price: \$350,000 Method: Private Sale Date: 12/10/2024 Property Type: Unit

1/13 Almurta St ALFREDTON 3350 (REI/VG)







Price: \$325,000 Method: Private Sale Date: 08/10/2024 Property Type: Unit

Account - Ballarat Property Agents | P: 03 5324 2408





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments

Agent Comments