

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

6/75 Longley Street, Alfredton Vic 3350

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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:

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 Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/13 Almurta St ALFREDTON 3350 (REI)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 26/11/2024

Property Type: Unit



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

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 12/10/2024

Property Type: Unit



1/714 La Trobe St REDAN 3350 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 08/10/2024

Property Type: Unit

Account - Ballarat Property Agents | P: 03 5324 2408