

# 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

15 Topaz Street, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000

&

\$690,000

### Median sale price

Median price \$579,900

Property Type House

Suburb Alfredton

Period - From 01/04/2021

to

30/06/2021

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 Fermanagh St ALFREDTON 3350	\$690,000	09/07/2021
2	55 Longford Rd ALFREDTON 3350	\$660,000	08/07/2021
3	118 Aspect Pde ALFREDTON 3350	\$715,000	07/06/2021

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:

29/07/2021 14:11

15 Topaz Street, Alfredton Vic 3350

**buxton**

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**Indicative Selling Price**

\$670,000 - \$690,000

**Median House Price**

June quarter 2021: \$579,900



**Property Type:** Land

**Land Size:** 503 sqm approx

**Agent Comments**

## Comparable Properties



**6 Fermanagh St ALFREDTON 3350 (REI)**

**Agent Comments**



**Price:** \$690,000

**Method:** Private Sale

**Date:** 09/07/2021

**Property Type:** House (Res)

**Land Size:** 698 sqm approx



**55 Longford Rd ALFREDTON 3350 (REI)**

**Agent Comments**



**Price:** \$660,000

**Method:** Private Sale

**Date:** 08/07/2021

**Property Type:** House

**Land Size:** 576 sqm approx



**118 Aspect Pde ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$715,000

**Method:** Private Sale

**Date:** 07/06/2021

**Property Type:** House

**Land Size:** 474 sqm approx

**Account - Buxton Ballarat** | P: 03 5331 4544