

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

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



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