

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

13 Balyarta Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$650,000 & \$670,000

Median sale price

Median price \$660,000 Property Type House Suburb Alfredton

Period - From 01/01/2022 to 31/12/2022 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	5 Cardigan Av ALFREDTON 3350	\$660,000	25/05/2022
2	6 Victory Av ALFREDTON 3350	\$660,000	01/12/2021
3	3 Towong St ALFREDTON 3350	\$620,000	24/06/2022

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:

01/02/2023 12:00

13 Balyarta Street, Alfredton Vic 3350



Rob Cunningham

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Indicative Selling Price

\$650,000 - \$670,000

Median House Price

Year ending December 2022: \$660,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 911 sqm approx

Agent Comments

Comparable Properties



5 Cardigan Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 25/05/2022

Property Type: House

Land Size: 386 sqm approx



6 Victory Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 01/12/2021

Property Type: House

Land Size: 808 sqm approx



3 Towong St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 24/06/2022

Property Type: House

Land Size: 592 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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