Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 6/75 Longley Street, Alfredton Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ı \$340,000		&		\$350,000			
Median sale price								
Median price	\$345,250	Pro	operty Type	Unit			Suburb	Alfredton
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress 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:

19/12/2024 15:43



6/75 Longley Street, Alfredton Vic 3350

BALLARAT





Property Type: Townhouse (Single) Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

Indicative Selling Price \$340,000 - \$350,000 Median Unit Price Year ending September 2024: \$345,250

Comparable Properties

AR DB	4/13 Almurta St ALFREDTON 3350 (REI) 2 1 1 1 Price: \$340,000 Method: Private Sale Date: 26/11/2024 Property Type: Unit	Agent Comments
B	1/13 Almurta St ALFREDTON 3350 (REI/VG) 2 1 Price: \$350,000 Method: Private Sale Date: 12/10/2024 Property Type: Unit	Agent Comments
	1/714 La Trobe St REDAN 3350 (REI/VG) 2 1 1 1 Price: \$325,000 Method: Private Sale Date: 08/10/2024 Property Type: Unit	Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408



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