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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