

# 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

34 Longley 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

\$480,000

&

\$490,000

### Median sale price

Median price

\$630,000

Property Type

House

Suburb

Alfredton

Period - From

01/04/2024

to

30/06/2024

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	15 Longley St ALFREDTON 3350	\$495,000	16/08/2024
2	15 Lawrence St ALFREDTON 3350	\$500,000	10/04/2024
3	28 Prince St ALFREDTON 3350	\$503,000	15/03/2024

**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:

11/10/2024 10:38

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**Indicative Selling Price**

\$480,000 - \$490,000

**Median House Price**

June quarter 2024: \$630,000



 3    1    1

**Property Type:** House

**Land Size:** 375 sqm approx

Agent Comments

## Comparable Properties



**15 Longley St ALFREDTON 3350 (REI)**

Agent Comments

 4    2    3

**Price:** \$495,000

**Method:** Private Sale

**Date:** 16/08/2024

**Property Type:** House (Res)

**Land Size:** 613 sqm approx



**15 Lawrence St ALFREDTON 3350 (REI/VG)**

Agent Comments

 4    1    2

**Price:** \$500,000

**Method:** Private Sale

**Date:** 10/04/2024

**Property Type:** House

**Land Size:** 607 sqm approx



**28 Prince St ALFREDTON 3350 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$503,000

**Method:** Private Sale

**Date:** 15/03/2024

**Property Type:** House

**Land Size:** 669 sqm approx

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