Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	21a Ningana Street, Alfredton Vic 3350
Including suburb and	

postcode

Indicative selling price

Property offered for sale

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

Range between \$430,000 \$473,000 &

Median sale price

Median price	\$375,000	Pro	perty Type	Unit		Suburb	Alfredton
Period - From	01/01/2020	to	31/12/2020		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		11100	Date of Sale
1	3/23 Gillies St ALFREDTON 3350	\$425,000	04/12/2020
2	17 Balanada CI ALFREDTON 3350	\$410,000	03/09/2020
3			

OR

В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/02/2021 15:08



Date of sale

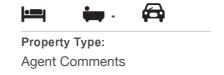


Rob Cunningham 53312000 0418543634 robert@doepels.com.au

Indicative Selling Price \$430,000 - \$473,000 Median Unit Price Year ending December 2020: \$375,000

Rob Cunningham





Comparable Properties



3/23 Gillies St ALFREDTON 3350 (REI/VG)

= 3 **=** 2 **=** 1

Price: \$425,000 Method: Private Sale Date: 04/12/2020

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



17 Balanada CI ALFREDTON 3350 (REI/VG)

Price: \$410,000 Method: Private Sale Date: 03/09/2020

Property Type: Townhouse (Res) **Land Size**: 195.78 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



