

# 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

57 Longford Road, 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 \$620,000 & \$682,000

### Median sale price

Median price \$517,750 Property Type House Suburb Alfredton

Period - From 02/04/2020 to 01/04/2021 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 Carrum St ALFREDTON 3350	\$670,000	15/01/2021
2	14 Carrum St ALFREDTON 3350	\$640,000	18/11/2020
3	8 Carrum St ALFREDTON 3350	\$635,000	09/02/2021

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:

02/04/2021 13:06

57 Longford Road, Alfredton Vic 3350



Leigh Hutchinson  
5337 0036  
0407 861 960  
leigh@doepels.com.au

**Indicative Selling Price**

\$620,000 - \$682,000

**Median House Price**

02/04/2020 - 01/04/2021: \$517,750



**Property Type:** Land

**Land Size:** 512 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$670,000

**Method:** Private Sale

**Date:** 15/01/2021

**Property Type:** House

**Land Size:** 550 sqm approx



**14 Carrum St ALFREDTON 3350 (REI/VG)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 18/11/2020

**Property Type:** House (Res)

**Land Size:** 612 sqm approx



**8 Carrum St ALFREDTON 3350 (REI/VG)**

Agent Comments



**Price:** \$635,000

**Method:** Private Sale

**Date:** 09/02/2021

**Property Type:** House (Res)

**Land Size:** 612 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.