

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/13-15 Learmonth Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$380,000 & \$390,000

Median sale price

Median price \$378,500 Property Type Unit Suburb Alfredton

Period - From 01/10/2020 to 30/09/2021 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 six 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	48 Chase Blvd, Alfredton, Vic 3350, Australia	\$420,000	09/06/2021
2	30 Balanada CI ALFREDTON 3350	\$400,000	27/09/2021
3	3/120 Cuthberts Rd ALFREDTON 3350	\$380,000	14/10/2021

OR

~~**B*** 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:

22/11/2021 21:44

2/13-15 Learmonth Street, Alfredton Vic 3350

buxton

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Indicative Selling Price

\$380,000 - \$390,000

Median Unit Price

Year ending September 2021: \$378,500



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

**48 Chase Blvd, Alfredton, Vic 3350, Australia
(REI)**

Agent Comments

2 2 1

Price: \$420,000

Method:

Date: 09/06/2021

Property Type: Townhouse (Single)



30 Balanada CI ALFREDTON 3350 (REI)

Agent Comments

2 2 1

Price: \$400,000

Method: Private Sale

Date: 27/09/2021

Property Type: Townhouse (Res)

Land Size: 116 sqm approx



**3/120 Cuthberts Rd ALFREDTON 3350
(REI/VG)**

Agent Comments

2 1 1

Price: \$380,000

Method: Private Sale

Date: 14/10/2021

Property Type: Unit

Account - Buxton Ballarat | P: 03 5331 4544



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