

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

16 Limerick Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$599,000

&

\$658,900

Median sale price

Median price \$520,000

Property Type House

Suburb Alfredton

Period - From 01/07/2020

to

30/09/2020

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	12 Regal Dr ALFREDTON 3350	\$610,000	03/09/2019
2	19 Wexford St ALFREDTON 3350	\$605,000	24/09/2020
3	141 Cuthberts Rd ALFREDTON 3350	\$600,000	17/07/2020

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:

13/11/2020 10:31

16 Limerick Street, Alfredton Vic 3350



Leigh Hutchinson
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Indicative Selling Price
\$599,000 - \$658,900

Median House Price

September quarter 2020: \$520,000



Property Type: Land
Agent Comments

Comparable Properties



12 Regal Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$610,000
Method: Private Sale
Date: 03/09/2019
Rooms: 5
Property Type: House
Land Size: 512 sqm approx



19 Wexford St ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$605,000
Method: Private Sale
Date: 24/09/2020
Property Type: House (Res)
Land Size: 623 sqm approx



141 Cuthberts Rd ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$600,000
Method: Private Sale
Date: 17/07/2020
Property Type: House
Land Size: 652 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.