## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 7/21-23 Longley Street, Alfredton Vic 3350

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting |        |           |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-----------|
| Range betweer   | \$205,000         |      | &            |       | \$215,000 |      |        |           |
| Median sale pr  | rice              |      |              |       |           |      |        |           |
| Median price    | \$375,000         | Pro  | operty Type  | Unit  |           |      | Suburb | Alfredton |
| Period - From   | 17/05/2020        | to   | 16/05/2021   |       | So        | urce | 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.

| Ad | dress of comparable property     | Price     | Date of sale |
|----|----------------------------------|-----------|--------------|
| 1  | 7/25 Learmonth St ALFREDTON 3350 | \$260,000 | 08/01/2021   |
| 2  | 2/5 Munro St ALFREDTON 3350      | \$196,000 | 05/05/2021   |
| 3  |                                  |           |              |

OR

**B**<sup>\*</sup> 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:

17/05/2021 14:17



7/21-23 Longley Street, Alfredton Vic 3350



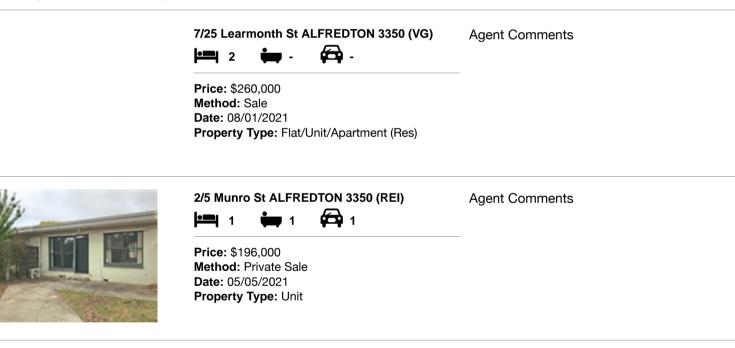




**Property Type:** Agent Comments Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

> Indicative Selling Price \$205,000 - \$215,000 Median Unit Price 17/05/2020 - 16/05/2021: \$375,000

# **Comparable Properties**



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 - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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.