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

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

#### Property offered for sale

Including suburb or locality and postcode

Address 20 Aspect Parade, Alfredton Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$670,000		&		\$690,000			
Median sale pr	rice							
Median price	\$579,900	Pro	operty Type	Hou	se		Suburb	Alfredton
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	118 Aspect Pde ALFREDTON 3350	\$715,000	07/06/2021
2	5 Capital St ALFREDTON 3350	\$700,000	07/07/2021
3	8 Capital St ALFREDTON 3350	\$688,000	19/04/2021

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:

29/08/2021 13:27





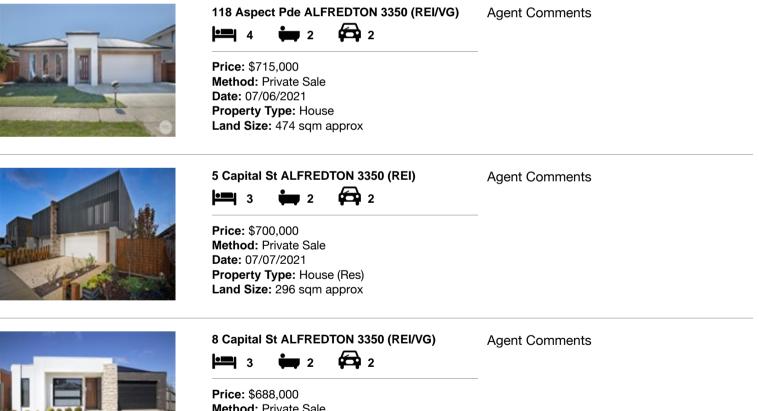




**Property Type:** Land (Res) Agent Comments Lisa Eden-Horvat 5331 4544 0400 533 667 Ihorvat@buxton.com.au

Indicative Selling Price \$670,000 - \$690,000 Median House Price June quarter 2021: \$579,900

# **Comparable Properties**



Method: Private Sale Date: 19/04/2021 Property Type: House Land Size: 337 sqm approx

#### Account - Buxton Ballarat | P: 03 5331 4544



property data

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.