# 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

23 Ningana Street, Alfredton Vic 3350

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$495,000		&		\$544,500			
Median sale pr	rice							
Median price	\$660,000	Pro	operty Type	Hou	se		Suburb	Alfredton
Period - From	01/07/2021	to	30/06/2022		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	11 Munro St ALFREDTON 3350	\$525,000	23/12/2021
2	32 Cuthberts Rd ALFREDTON 3350	\$505,000	19/11/2021
3	26 Prince St ALFREDTON 3350	\$490,000	28/03/2022

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:

03/08/2022 11:37





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**Property Type:** Agent Comments robert@doepels.com.au **Indicative Selling Price** \$495,000 - \$544,500 **Median House Price** 

Year ending June 2022: \$660,000

Rob Cunningham

53312000 0418543634



**Comparable Properties** 

Price: \$525,000 Method: Private Sale Date: 23/12/2021 Rooms: 3

11 Munro St ALFREDTON 3350 (REI/VG) 1

Property Type: House (Res) Land Size: 630 sqm approx



32 Cuthberts Rd ALFREDTON 3350 (VG)



Price: \$505,000 Method: Sale Date: 19/11/2021 Property Type: House (Res) Land Size: 693 sqm approx

26 Prince St ALFREDTON 3350 (VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$490,000 Method: Sale Date: 28/03/2022 Property Type: House (Res) Land Size: 669 sqm approx

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



propertydata

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