# 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 Limerick Street, Alfredton Vic 3350

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquo	ting		
Range betweer	\$595,000		&		\$654,500			
Median sale p	rice							
Median price	\$495,000	Pro	operty Type	Hou	se		Suburb	Alfredton
Period - From	05/10/2019	to	04/10/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	151 Cuthberts Rd ALFREDTON 3350	\$635,000	11/07/2020
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:

05/10/2020 09:59





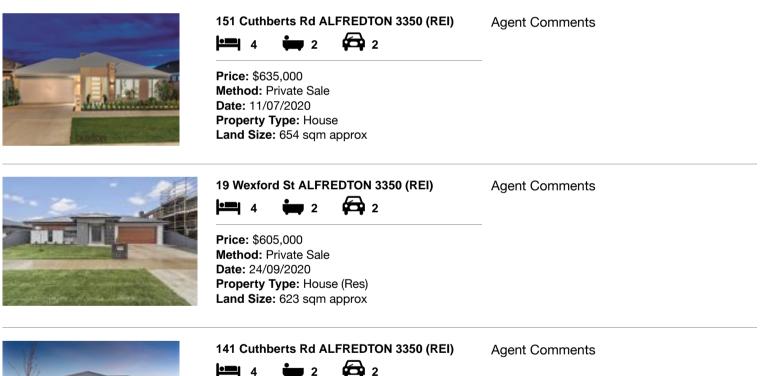
Leigh Hutchinson 5337 0036 0407 861 960





**Property Type:** Land **Land Size:** 576 sqm approx Agent Comments leigh@doepels.com.au Indicative Selling Price \$595,000 - \$654,500 Median House Price 05/10/2019 - 04/10/2020: \$495,000

# **Comparable Properties**





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

propertydata



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.