

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

10A Longley Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$385,000 & \$406,000

Median sale price

Median price \$446,200

Property Type House

Suburb Alfredton

Period - From 01/07/2018

to 30/06/2019

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	24 Vale St ALFREDTON 3350	\$405,750	05/03/2019
2	10 Prince St ALFREDTON 3350	\$398,000	31/05/2019
3	21 Cuthberts Rd ALFREDTON 3350	\$385,000	09/03/2019

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:

16/09/2019



3 1 2

Property Type: House

Land Size: 765 sqm approx

Agent Comments

Take a look at those drone photos to realise the advantages of this position - You are walking distance to every possible convenience, and don't have the hassle of being on one of Ballarat's busy streets! Charmingly renovated, this bright & vibrant home will appeal to all savvy buyers – Whether you're looking for your first home, a low maintenance investment, or wanting to downsize into an opportune location! With polished floorboards throughout, central heating & split system, large master bedroom, perfectly positioned deck to capture the afternoon sun & a functional modern bathroom

Comparable Properties



24 Vale St ALFREDTON 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$405,750

Method: Private Sale

Date: 05/03/2019

Rooms: 4

Property Type: House

Land Size: 746.80 sqm approx



10 Prince St ALFREDTON 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$398,000

Method: Private Sale

Date: 31/05/2019

Property Type: House

Land Size: 680 sqm approx



21 Cuthberts Rd ALFREDTON 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$385,000

Method: Auction Sale

Date: 09/03/2019

Rooms: 4

Property Type: House (Res)

Land Size: 659 sqm approx