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 6 Almurta Street, Alfredton Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$650,000		&		\$680,000			
Median sale pi	rice							
Median price	\$637,500	Pro	operty Type	Hou	se		Suburb	Alfredton
Period - From	01/01/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	18 Coonatta St ALFREDTON 3350	\$700,000	20/11/2023
2	13 Balyarta St ALFREDTON 3350	\$645,000	14/02/2023
3	7 Elaine Av ALFREDTON 3350	\$610,000	01/08/2023

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:

19/03/2024 09:15



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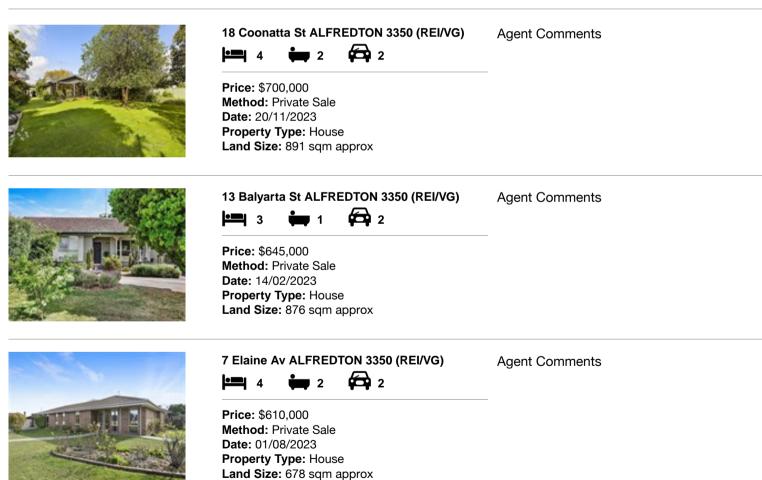




Property Type: House Land Size: 949 sqm approx Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

Indicative Selling Price \$650,000 - \$680,000 Median House Price Year ending December 2023: \$637,500

Comparable Properties



Account - Ballarat Property Agents | P: 03 5324 2408



propertydata

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