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 1/14 Christine Avenue, Alfredton Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$270,000		&		\$280,000				
Median sale price									
Median price	\$350,000	Pro	operty Type	Unit			Suburb	Alfredton	
Period - From	15/07/2024	to	14/07/2025		So	urce	Property	/ Data	

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	3/21-23 Longley St ALFREDTON 3350	\$240,000	30/05/2025
2	3/13 Almurta St ALFREDTON 3350	\$290,000	06/01/2025
3	3/75 Cuthberts Rd ALFREDTON 3350	\$220,500	27/02/2024

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:

15/07/2025 14:43



1/14 Christine Avenue, Alfredton Vic 3350

BALLARAT





Property Type: Flat/Unit/Apartment (Res) Agent Comments Michael Golding 03 5324 2408 0484 512 443 michael@ballaratpropertyagents.com.au

> Indicative Selling Price \$270,000 - \$280,000 Median Unit Price 15/07/2024 - 14/07/2025: \$350,000

Comparable Properties

	3/21-23 Longley St ALFREDTON 3350 (REI) Image: 1 Image: 1 Price: \$240,000 Method: Private Sale Date: 30/05/2025 Property Type: Unit Land Size: 59 sqm approx	Agent Comments
	3/13 Almurta St ALFREDTON 3350 (REI) 1 1 1 1 1 1 1 Price: \$290,000 Method: Private Sale Date: 06/01/2025 Property Type: Unit	Agent Comments
B	3/75 Cuthberts Rd ALFREDTON 3350 (REI/VG) 1 1 1 1 1 1 Price: \$220,500 Method: Private Sale Date: 27/02/2024 Property Type: Unit Land Size: 209 sqm approx	Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408



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