

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

1/14 Christine Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between

\$270,000

&

\$280,000

Median sale price

Median price

\$350,000

Property Type

Unit

Suburb

Alfredton

Period - From

15/07/2024

to

14/07/2025

Source

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.

	Address 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

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Indicative Selling Price

\$270,000 - \$280,000

Median Unit Price

15/07/2024 - 14/07/2025: \$350,000



1 1 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



3/21-23 Longley St ALFREDTON 3350 (REI)

Agent Comments

1 1 1

Price: \$240,000
Method: Private Sale
Date: 30/05/2025
Property Type: Unit
Land Size: 59 sqm approx



3/13 Almurta St ALFREDTON 3350 (REI)

Agent Comments

1 1 1

Price: \$290,000
Method: Private Sale
Date: 06/01/2025
Property Type: Unit



3/75 Cuthberts Rd ALFREDTON 3350 (REI/VG)

Agent Comments

1 1 1

Price: \$220,500
Method: Private Sale
Date: 27/02/2024
Property Type: Unit
Land Size: 209 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408