## 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 13 Vale Street, Alfredton Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$495,000		&		\$525,000	)		
Median sale pr	rice							
Median price	\$602,500	Pro	operty Type	Hou	se		Suburb	Alfredton
Period - From	01/04/2025	to	30/06/2025		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.

Address of comparable property		Price	Date of sale
1	1154 Eyre St NEWINGTON 3350	\$550,000	17/08/2024
2	11 Queen Victoria St NEWINGTON 3350	\$500,000	26/03/2024
3	1/221 Talbot St BALLARAT CENTRAL 3350	\$550,000	16/02/2024

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:

08/07/2025 15:59









Property Type: House Land Size: 746 sqm approx Agent Comments Indicative Selling Price \$495,000 - \$525,000 Median House Price June quarter 2025: \$602,500

# **Comparable Properties**

1154 Eyre St NEWINGTON 3350 (VG)	Agent Comments	
Price: \$550,000 Method: Sale Date: 17/08/2024 Property Type: House (Res) Land Size: 598 sqm approx		
11 Queen Victoria St NEWINGTON 3350 (REI/VG)   2 1 2   Price: \$500,000   Method: Private Sale   Date: 26/03/2024   Property Type: House   Land Size: 520 sqm approx	Agent Comments	
1/221 Talbot St BALLARAT CENTRAL 3350 (REI/VG)   2 2 2   1   Price: \$550,000   Method: Private Sale   Date: 16/02/2024   Property Type: House	Agent Comments	

### Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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