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 and postcode	32 LAUDERDALE AVENUE ALFREDTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$585,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$633,000	Property type	House	Suburb	Alfredton
Period-from	01 Sep 2022	to	31 Aug 2023	Source	Corelogic

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
33 TOWONG STREET ALFREDTON VIC 3350	$588,000	31-Jan-23
6 WINDSOR AVENUE ALFREDTON VIC 3350	$600,000	20-Sep-22
11 MAYO STREET ALFREDTON VIC 3350	$595,000	13-May-23

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: 04 September 2023

Dominic Morrison
M 0409 557 461
E dominic@ballaratrealestate.com.au



33 TOWONG STREET ALFREDTON VIC 3350

4 2 2

Sold Price **$588,000** Sold Date **31-Jan-23**

Distance **0.18km**



6 WINDSOR AVENUE ALFREDTON VIC 3350

4 2 1

Sold Price **$600,000** Sold Date **20-Sep-22**

Distance **1.19km**



11 MAYO STREET ALFREDTON VIC 3350

4 2 2

Sold Price **$595,000** Sold Date **13-May-23**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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