

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

Lot 55 Mia Street, Alfredton Vic 3350

Indicative selling price

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

Single price

\$443,000

Median sale price

Median price

\$520,000

Property Type

House

Suburb

Alfredton

Period - From

01/04/2020

to

31/03/2021

Source

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	2 Opal St ALFREDTON 3350	\$446,000	07/12/2020
2	3 Leirim St ALFREDTON 3350	\$439,900	05/01/2021
3	1 Leirim St ALFREDTON 3350	\$439,900	09/02/2021

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:

22/04/2021 10:04

Lot 55 Mia Street, Alfredton Vic 3350



Leigh Hutchinson

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Indicative Selling Price

\$443,000

Median House Price

Year ending March 2021: \$520,000



Property Type:

Agent Comments

Comparable Properties



2 Opal St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$446,000

Method: Private Sale

Date: 07/12/2020

Property Type: House

Land Size: 316 sqm approx

3 Leitrim St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$439,900

Method: Private Sale

Date: 05/01/2021

Property Type: House (Res)

Land Size: 330 sqm approx



1 Leitrim St ALFREDTON 3350 (REI)

Agent Comments



Price: \$439,900

Method: Private Sale

Date: 09/02/2021

Property Type: House

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.