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 1/2 Vale Street, Alfredton Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$455,000		&		\$470,000			
Median sale pr	rice							
Median price	\$230,000	Pro	operty Type	Unit			Suburb	Alfredton
Period - From	14/06/2023	to	13/06/2024		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	910 South St BALLARAT CENTRAL 3350	\$485,000	19/01/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

14/06/2024 19:28









Property Type: House Agent Comments

Indicative Selling Price \$455,000 - \$470,000 Median Unit Price 14/06/2023 - 13/06/2024: \$230,000

Comparable Properties



910 South St BALLARAT CENTRAL 3350 (REI/VG) 2 2 2 1

Price: \$485,000 Method: Private Sale Date: 19/01/2024 Property Type: House (Res) Land Size: 208 sqm approx Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.