

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

1/2 Vale Street, Alfredton Vic 3350

Indicative selling price

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

Range between

\$455,000

&

\$470,000

Median sale price

Median price

\$230,000

Property Type

Unit

Suburb

Alfredton

Period - From

14/06/2023

to

13/06/2024

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 eighteen 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	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



 2  1  1

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)**

Agent Comments

 2  2  1

Price: \$485,000

Method: Private Sale

Date: 19/01/2024

Property Type: House (Res)

Land Size: 208 sqm approx

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.

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