

# 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

28 Longley Street, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$445,000

&

\$455,000

### Median sale price

Median price

\$637,500

Property Type

House

Suburb

Alfredton

Period - From

01/01/2023

to

31/12/2023

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	45 Longley St ALFREDTON 3350	\$420,000	28/11/2023
2	10 Longley St ALFREDTON 3350	\$405,000	14/09/2023
3	4 Cardwell St ALFREDTON 3350	\$395,000	07/09/2023

**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:

01/02/2024 14:21

Lisa Horvat

03 5324 2408

0400 533 667

[lisa@ballaratpropertyagents.com.au](mailto:lisa@ballaratpropertyagents.com.au)

**Indicative Selling Price**

\$445,000 - \$455,000

**Median House Price**

Year ending December 2023: \$637,500



**Property Type:**

Agent Comments

## Comparable Properties



**45 Longley St ALFREDTON 3350 (REI)**

Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 28/11/2023

**Property Type:** House

**Land Size:** 729 sqm approx



**10 Longley St ALFREDTON 3350 (REI/VG)**

Agent Comments



**Price:** \$405,000

**Method:** Private Sale

**Date:** 14/09/2023

**Property Type:** House (Res)

**Land Size:** 560 sqm approx



**4 Cardwell St ALFREDTON 3350 (REI/VG)**

Agent Comments



**Price:** \$395,000

**Method:** Private Sale

**Date:** 07/09/2023

**Property Type:** House

**Land Size:** 702 sqm approx