

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

6 Almurta Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$680,000 & \$690,000

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	26 Avoca Cr ALFREDTON 3350	\$730,000	15/08/2023
2	18 Coonatta St ALFREDTON 3350	\$700,000	20/11/2023
3	7 Elaine Av ALFREDTON 3350	\$610,000	01/08/2023

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:

23/01/2024 13:31

Lisa Horvat

03 5324 2408

0400 533 667

lisa@ballaratpropertyagents.com.au

Indicative Selling Price

\$680,000 - \$690,000

Median House Price

Year ending December 2023: \$637,500



4 2 1

Rooms: 7

Property Type: House

Land Size: 935 sqm approx

Agent Comments

Comparable Properties



26 Avoca Cr ALFREDTON 3350 (REI/VG)

Agent Comments

5 2 2

Price: \$730,000

Method: Private Sale

Date: 15/08/2023

Property Type: House

Land Size: 1059 sqm approx



18 Coonatta St ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$700,000

Method: Private Sale

Date: 20/11/2023

Property Type: House

Land Size: 891 sqm approx



7 Elaine Av ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$610,000

Method: Private Sale

Date: 01/08/2023

Property Type: House

Land Size: 678 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408