

# 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

72 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 \$450,000 & \$495,000

### 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	6 Zofia PI ALFREDTON 3350	\$475,000	07/02/2020
2	16A Longley St ALFREDTON 3350	\$460,000	11/06/2020
3	14 Ningana St ALFREDTON 3350	\$455,000	22/12/2020

**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:

16/04/2021 14:43



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**Rooms:** 6  
**Property Type:** House  
**Land Size:** 745 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$450,000 - \$495,000  
**Median House Price**  
 Year ending March 2021: \$520,000

## STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

## Comparable Properties



**6 Zofia PI ALFREDTON 3350 (REI/VG)**

Agent Comments

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**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 07/02/2020  
**Property Type:** House  
**Land Size:** 849 sqm approx

**16A Longley St ALFREDTON 3350 (VG)**

Agent Comments

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**Price:** \$460,000  
**Method:** Sale  
**Date:** 11/06/2020  
**Property Type:** House (Res)  
**Land Size:** 282 sqm approx



**14 Ningana St ALFREDTON 3350 (REI/VG)**

Agent Comments

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**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 22/12/2020  
**Property Type:** House  
**Land Size:** 776 sqm approx