

## 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

5/75 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 \$220,000 & \$230,000

#### Median sale price

Median price \$301,250 House Unit X Suburb or locality Alfredton

Period - From 01/07/2016 to 30/06/2017 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	1/75 Longley St ALFREDTON 3350	\$225,000	06/11/2016
2	2/4 Vale St ALFREDTON 3350	\$224,500	27/03/2017
3	9/1131 Eyre St NEWINGTON 3350	\$206,500	16/01/2017

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.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$220,000 - \$230,000  
**Median Unit Price**  
Year ending June 2017: \$301,250

## Comparable Properties

1/75 Longley St ALFREDTON 3350 (VG)

**Agent Comments**



**Price:** \$225,000  
**Method:** Sale  
**Date:** 06/11/2016  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



2/4 Vale St ALFREDTON 3350 (REI/VG)

**Agent Comments**



**Price:** \$224,500  
**Method:** Private Sale  
**Date:** 27/03/2017  
**Rooms:** 6  
**Property Type:** Unit  
**Land Size:** 289 sqm approx



9/1131 Eyre St NEWINGTON 3350 (REI/VG)

**Agent Comments**



**Price:** \$206,500  
**Method:** Private Sale  
**Date:** 16/01/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 150 sqm approx