

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

5 ALFREDTON DRIVE, ALFREDTON, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 ALFREDTON DRIVE, ALFREDTON, VIC**

4 2 2

**Indicative Selling Price**

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

**Price Range: \$490,000 to \$530,000**

## MEDIAN SALE PRICE



**ALFREDTON, VIC, 3350**

Suburb Median Sale Price (House)

**\$410,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**20 BOULEVARDE DR, ALFREDTON, VIC 3350**

4 2 2

**Sale Price**

**\*\$520,000**

Sale Date: 07/09/2017

Distance from Property: 1.1km



**39 BELLTOWER AVE, ALFREDTON, VIC 3350**

4 2 3

**Sale Price**

**\*\$490,000**

Sale Date: 11/09/2017

Distance from Property: 1.3km



**21 BELLTOWER AVE, ALFREDTON, VIC 3350**

4 2 3

**Sale Price**

**\*\$520,000**

Sale Date: 25/09/2017

Distance from Property: 1.1km



This report has been compiled on 20/10/2017 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 ALFREDTON DRIVE, ALFREDTON, VIC 3350

### Indicative selling price

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

Price Range: \$490,000 to \$530,000

### Median sale price

Median price \$410,000

House

Unit

Suburb

ALFREDTON

Period

01 October 2016 to 30 September 2017

Source

pricfinder

### Comparable property sales

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
20 BOULEVARDE DR, ALFREDTON, VIC 3350	*\$520,000	07/09/2017
39 BELLTOWER AVE, ALFREDTON, VIC 3350	*\$490,000	11/09/2017
21 BELLTOWER AVE, ALFREDTON, VIC 3350	*\$520,000	25/09/2017