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> **Indicative Selling Price** \$145,000 - \$155,000 **Median House Price** March quarter 2017: \$430,000



Rooms:

Property Type: Unit **Agent Comments**

Great unit for the investor or owner occupier. In quiet, ever popular Old Alfredton. Currently returning \$160 per week in rent.

Fantastic one bedroom unit in quiet complex. Close to Sturt Street, Victoria Park, transport and shopping. Ideal for the investor or owner occupier. Currently returning \$160 per week in rent.

Comparable Properties



1/7-9 Ningana St ALFREDTON 3350 (REI)

Price: \$142,000 Method: Private Sale Date: 26/07/2016 Rooms: 2

Property Type: Unit

Agent Comments



3/52 Montgomery St WENDOUREE 3355 (REI)

Price: \$140,000 Method: Private Sale Date: 23/05/2017 Rooms: 3

Property Type: Unit

Agent Comments



1/5 Munro St ALFREDTON 3350 (REI)

Price: \$128,000 Method: Private Sale Date: 09/06/2017 Rooms: -

Property Type: Unit Land Size: 92 sqm approx **Agent Comments**

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered | for sal | е |
|----------|---------|---------|---|
|----------|---------|---------|---|

| Address | 7/7-9 Ningana Sts, Alfredton Vic 3350 |
|----------------------|---------------------------------------|
| Including suburb or | |
| locality andpostcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$145,000 | & | \$155,000 |
|---------------|-----------|---|-----------|
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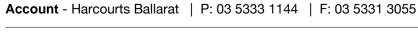
Median sale price

| Median price | \$430,000 | H | ouse | Х | Suburb or lo | cality | Alfredton |
|---------------|------------|----|-------|--------|--------------|--------|-----------|
| Period - From | 01/01/2017 | to | 31/03 | 3/2017 | Source | REI | I |

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 |
|-----------------------------------|-----------|--------------|
| 1/7-9 Ningana St ALFREDTON 3350 | \$142,000 | 26/07/2016 |
| 3/52 Montgomery St WENDOUREE 3355 | \$140,000 | 23/05/2017 |
| 1/5 Munro St ALFREDTON 3350 | \$128,000 | 09/06/2017 |







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