

Brad Maxwell

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**Indicative Selling Price**

\$339,000 - \$359,000

**Median House Price**

Year ending March 2017: \$410,000



 4   
  2   
  2

**Rooms:****Property Type:** House**Land Size:** 1075 sqm

Agent Comments

Situated in sort after old Alfredton and within easy walking distance to Alfredton Primary, St Thomas Moore and Ballarat High!!! Comprising of 4 generous size beds 2 bath, separate kitchen dining and large living zone this home is sure to please the discerning buyer. From the outside it offers a North facing living zone, double carport allowing room for a caravan or boat, separate bungalow and work shop plus garden shed all on a generous 1084m2 Allotment. Other features include gas heating, gas log fire and Dishwasher. Currently tenanted until September 16th 2017.

## Comparable Properties

**17 Avoca Cr ALFREDTON 3350 (REI/VG)**

Agent Comments

 4   
  2   
  2

**Price:** \$367,000**Method:** Private Sale**Date:** 06/07/2016**Rooms:** 6**Property Type:** House (Res)**Land Size:** 950 sqm**2 Parkwood St ALFREDTON 3350 (REI/VG)**

Agent Comments

 3   
  1   
  2

**Price:** \$365,000**Method:** Private Sale**Date:** 21/09/2016**Rooms:** 4**Property Type:** House (Res)**Land Size:** 822 sqm**7 PARKWOOD St ALFREDTON 3350 (VG)**

Agent Comments

 4   
  -   
  -

**Price:** \$360,000**Method:** Sale**Date:** 29/08/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 725 sqm

## 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

25 Mimosa Avenue, 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

\$339,000

&

\$359,000

#### Median sale price

Median price

\$410,000

House

X

Suburb or locality

Alfredton

Period - From

01/04/2016

to

31/03/2017

Source

REIV

#### 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
17 Avoca Cr ALFREDTON 3350	\$367,000	06/07/2016
2 Parkwood St ALFREDTON 3350	\$365,000	21/09/2016
7 PARKWOOD St ALFREDTON 3350	\$360,000	29/08/2016