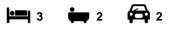
17 Balanada Close, Alfredton Vic 3350







Rooms: Property Type: Townhouse (Single) Agent Comments 0400 506 881 sean@ballaratpropertygroup.com.au Indicative Selling Price

Median House Price Year ending March 2017: \$410,000

## **Comparable Properties**

17 Dorset Dr ALFREDTON 3350 (VG)   Image: 13 Image: 14   3 Image: 14   Price: \$359,381   Method: Sale   Date: 17/04/2016   Rooms: -   Property Type: House (Res)   Land Size: 773 sqm	Agent Comments
54 Parkview Dr ALFREDTON 3350 (VG) 3	Agent Comments
64 Elaine Av ALFREDTON 3350 (REI/VG) 3 2 2 2 Price: \$335,000 Method: Private Sale Date: 24/08/2016 Rooms: 9 Property Type: House Land Size: 282 sqm	Agent Comments

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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 andpostcode

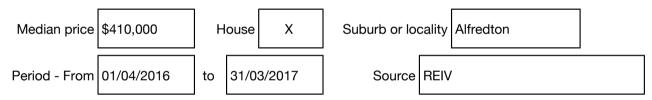
17 Balanada Close, Alfredton Vic 3350

#### Indicative selling price

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

Single price \$349,000

#### Median sale price



#### **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 Dorset Dr ALFREDTON 3350	\$359,381	17/04/2016
54 Parkview Dr ALFREDTON 3350	\$345,000	02/02/2016
64 Elaine Av ALFREDTON 3350	\$335,000	24/08/2016

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