

### 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

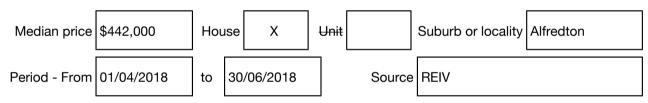
25 Portsea Street, Alfredton Vic 3350 r e

#### Indicative selling price

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

Range between	\$490,000	&	\$510,000
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#### Median sale price



#### 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	59 Lawrie Dr ALFREDTON 3350	\$500,000	18/08/2018
2	85 Dyson Dr ALFREDTON 3350	\$490,000	26/07/2018
3	29 Portsea St ALFREDTON 3350	\$459,000	27/10/2017

#### 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.

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

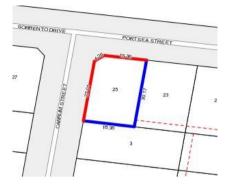
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.











Rooms: Property Type: Land (Res) Land Size: 548 sqm approx Agent Comments 03 5330 0500 0439 302 288 nathan@ballaratpropertygroup.com.au

> Indicative Selling Price \$490,000 - \$510,000 Median House Price June quarter 2018: \$442,000

## **Comparable Properties**

59 Lawrie Dr ALFREDTON 3350 (REI) 4 2 2 2 Price: \$500,000 Method: Private Sale Date: 18/08/2018 Rooms: - Property Type: House Land Size: 729 sqm approx	Agent Comments
85 Dyson Dr ALFREDTON 3350 (REI) 4 2 2 2 Price: \$490,000 Method: Private Sale Date: 26/07/2018 Rooms: - Property Type: House Land Size: 575 sqm approx	Agent Comments
29 Portsea St ALFREDTON 3350 (REI/VG) 4 2 2 2 Price: \$459,000 Method: Private Sale Date: 27/10/2017 Rooms: 5 Property Type: House Land Size: 520 sqm approx	Agent Comments

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