



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**98 Aspect Parade,  
ALFREDTON 3350**

### Indicative selling price

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

**Single price \$515,000**

### Median sale price

Median **House** for **ALFREDTON** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$412,500**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**167 Dyson Drive,**  
Alfredton 3350

**Price \$512,000** Sold 13  
December 2017

**1 Regal Drive,**  
Alfredton 3350

**Price \$500,000** Sold 03  
April 2018

**2 Sparkling Close,**  
Alfredton 3350

**Price \$505,000** Sold 15  
February 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



**Robert McClure**  
PRDnationwide

(03) 5331 1111  
0418 508 808  
[robm@prdballarat.com.au](mailto:robm@prdballarat.com.au)

