



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**123 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 \$625,000**

### Median sale price

Median **House** for **ALFREDTON** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$410,000**

### 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 the most comparable to the property for sale.

**1776 Sturt Street,**  
Alfredton 3350

**Price \$600,000** Sold 26 May 2017

**1766 Sturt Street,**  
Alfredton 3350

**Price \$660,000** Sold 14 September 2017

**6 Aberdeen Street,**  
Alfredton 3350

**Price \$620,000** Sold 15 March 2017

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.

House



3 beds



2 baths



2 parking

### Contact agents



**Don Hanlon**  
PRDnationwide

(03) 5331 1111  
0429 199 158

[donh@prdballarat.com.au](mailto:donh@prdballarat.com.au)



**PRDnationwide Ballarat**

51 Lydiard Street South,  
BALLARAT VIC 3350