

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	14 Kallioota Street, Alfredton Vic 3350
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between \$375,000	&	\$395,000
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#### Median sale price

Median price	\$452,500	Hou	ıse X	Unit		Suburb or locality	Alfredton
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

### 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.

Ad	dress of comparable property	Price	Date of sale
1	4 Grosvenor Ct ALFREDTON 3350	\$400,000	28/08/2018
2	27 Cedar Av ALFREDTON 3350	\$390,000	18/07/2018
3	1a Cardwell St ALFREDTON 3350	\$390,000	27/03/2018

#### OR

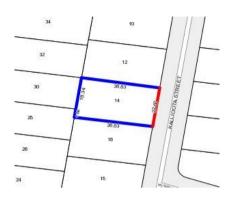
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





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Property Type: House (Previously

Occupied - Detached) Land Size: 827 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$375,000 - \$395,000 **Median House Price** September quarter 2018: \$452,500

## Comparable Properties



4 Grosvenor Ct ALFREDTON 3350 (REI)

**--**3





Price: \$400,000 Method: Private Sale Date: 28/08/2018

Rooms: -

Property Type: House (Res) Land Size: 945 sqm approx

**Agent Comments** 



27 Cedar Av ALFREDTON 3350 (REI/VG)

3



Price: \$390.000 Method: Private Sale Date: 18/07/2018

Rooms: -

Property Type: House Land Size: 812 sqm approx Agent Comments



1a Cardwell St ALFREDTON 3350 (REI/VG)



Price: \$390,000 Method: Private Sale Date: 27/03/2018

Rooms: -

Property Type: House Land Size: 519 sqm approx **Agent Comments** 

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





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