

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 and postcode

9 Caroline Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$440,000

&

\$460,000

Median sale price

Median price \$420,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/04/2017

to

31/03/2018

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.

	Address of comparable property	Price	Date of sale
1	43 Boulevard Dr ALFREDTON 3350	\$460,000	17/11/2017
2	29 Dorset Dr ALFREDTON 3350	\$450,000	27/09/2017
3	28 Robertson Dr ALFREDTON 3350	\$447,000	01/08/2017

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.

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Indicative Selling Price

\$440,000 - \$460,000

Median House Price

Year ending March 2018: \$420,000



4 2 2

Rooms: 6**Property Type:** Townhouse
(Single)

Agent Comments

This immaculately maintained and much loved family home is positioned on a generous 835sqm allotment (approx.) and is located in a quiet and sought after location in popular Alfredton. Close to schools, shops, transport and the Ballarat Golf Club the home comprises 4 bedrooms (BIR's) including the master with ensuite, family bathroom, large laundry/utilities room with direct access and a split level formal lounge and dining room.

Comparable Properties

**43 Boulevard Dr ALFREDTON 3350 (REI/VG)** Agent Comments

4 2 2

Price: \$460,000**Method:** Private Sale**Date:** 17/11/2017**Rooms:** 8**Property Type:** House**Land Size:** 850 sqm approx**29 Dorset Dr ALFREDTON 3350 (REI/VG)** Agent Comments

4 - -

Price: \$450,000**Method:** Private Sale**Date:** 27/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 800 sqm approx**28 Robertson Dr ALFREDTON 3350 (REI/VG)** Agent Comments

4 2 2

Price: \$447,000**Method:** Private Sale**Date:** 01/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 968 sqm approx