



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 30 Canopy Avenue, ALFREDTON 3350

### Indicative selling price

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

**Range \$395,000 - \$410,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$410,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**30 Elaine Avenue,**  
Alfredton 3350

Price **\$395,750** Sold 03  
August 2017

**9 Parkview Drive,**  
Alfredton 3350

Price **\$400,000** Sold 28 July  
2017

**15 Karol Street,**  
Alfredton 3350

Price **\$418,000** Sold 03 July  
2017

### 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.

House



4 beds



2 baths



2 parking

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



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