

# 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

16 Lawrence Street, Alfredton Vic 3350

### Indicative selling price

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

Range between \$315,000 & \$335,000

### Median sale price

Median price \$446,200 Property Type House Suburb Alfredton

Period - From 01/07/2018 to 30/06/2019 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 18 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	23 Lawrence St ALFREDTON 3350	\$367,000	25/07/2019
2	7 Lawrence St ALFREDTON 3350	\$355,000	01/05/2019
3	3 Prince St ALFREDTON 3350	\$314,500	06/11/2018

**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 18 months.~~

This Statement of Information was prepared on:

15/10/2019 14:07



3 1 2

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 675 sqm approx

Agent Comments

Perfectly positioned in older Alfredton and within the Ballarat High School zone, this three bedroom home is sure to impress. The two largest bedrooms both have large built in robes, kitchen has ample bench space with recently new stainless steel dishwasher. Outside the rear deck overlooks the large backyard. With a block size of 675m there is plenty of room for a larger shed or room for the kids to play. The home is currently leased to a quality tenant that would love nothing more than to stay.

## Comparable Properties



**23 Lawrence St ALFREDTON 3350 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$367,000

**Method:** Private Sale

**Date:** 25/07/2019

**Property Type:** House

**Land Size:** 613 sqm approx



**7 Lawrence St ALFREDTON 3350 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$355,000

**Method:** Private Sale

**Date:** 01/05/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 669 sqm approx



**3 Prince St ALFREDTON 3350 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$314,500

**Method:** Private Sale

**Date:** 06/11/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 670 sqm approx