



STATEMENT OF INFORMATION

2/84 VALE STREET, ALFREDTON, VIC 3350

PREPARED BY JIM BAMBRIDGE, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/84 VALE STREET, ALFREDTON, VIC 3350  3  2  2

Indicative Selling Price

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

Price Range: \$350,000 to \$365,000

Provided by: Jim Bambridge, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



ALFREDTON, VIC, 3350

Suburb Median Sale Price (House)

\$410,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



18 SOMERSET AVE, LAKE GARDENS, VIC 3355  3  1  1

Sale Price

Price Withheld

Sale Date: 21/08/2017

Distance from Property: 2km



103 WINTER ST, REDAN, VIC 3350  3  1  4

Sale Price

***\$361,000**

Sale Date: 19/08/2017

Distance from Property: 1.8km



203 LONSDALE ST, REDAN, VIC 3350  3  1  3

Sale Price

***\$265,000**

Sale Date: 17/08/2017

Distance from Property: 2.1km



This report has been compiled on 25/08/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/84 VALE STREET, ALFREDTON, VIC 3350

Indicative selling price

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Price Range:

\$350,000 to \$365,000

Median sale price

Median price

\$410,000

House

Unit

X


Suburb

ALFREDTON

Period

01 July 2016 to 30 June 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
18 SOMERSET AVE, LAKE GARDENS, VIC 3355	Price Withheld	21/08/2017
103 WINTER ST, REDAN, VIC 3350	*\$361,000	19/08/2017
203 LONSDALE ST, REDAN, VIC 3350	*\$265,000	17/08/2017