

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

40 Karol Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$510,000 & \$550,000

Median sale price

Median price \$440,000 House ☒ Unit ☐ Suburb or locality Alfredton

Period - From 01/01/2018 to 31/12/2018 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	1 Abbey Ct ALFREDTON 3350	\$551,500	09/03/2018
2	11 Cuthberts Rd ALFREDTON 3350	\$530,000	13/12/2018
3	45 Lawrie Dr ALFREDTON 3350	\$530,000	02/02/2018

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.

Steve McCulloch

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Indicative Selling Price

\$510,000 - \$550,000

Median House Price

Year ending December 2018: \$440,000



5 2 2

Rooms:**Property Type:** Land**Land Size:** 489 sqm approx

Agent Comments

With 5 bedrooms, a 5m+ Pantry with access from the garage and a 3m+ Linen cupboard, this 31.5+ house is ready to accommodate the modern growing family. From the imposing contemporary façade, this spacious newly built home located in Alfredton has been built with premium quality finishes throughout by renowned Ballarat builder Hudson Ridge. The home is located within walking distance to Lucas shopping centre, a choice of 3 primary schools, Medical facilities and a short drive to Ballarat CBD.

Comparable Properties

**1 Abbey Ct ALFREDTON 3350 (REI/VG)**

Agent Comments

5 2 2

Price: \$551,500**Method:** Private Sale**Date:** 09/03/2018**Rooms:** -**Property Type:** House (Res)**11 Cuthberts Rd ALFREDTON 3350 (REI/VG)**

Agent Comments

5 2 2

Price: \$530,000**Method:** Private Sale**Date:** 13/12/2018**Rooms:** -**Property Type:** House**Land Size:** 680 sqm approx**45 Lawrie Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

5 - -

Price: \$530,000**Method:** Private Sale**Date:** 02/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 673 sqm approx