



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**94 Alfredton Drive,  
ALFREDTON 3350**

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$395,000 - \$415,000**

### Median sale price

Median **House** for **ALFREDT ON** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$410,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3 Cheviot Court,**  
Alfredton 3350

**Price \$410,000** Sold 27  
August 2017

**72 Alfredton Drive,**  
Alfredton 3350

**Price \$418,000** Sold 13  
November 2017

**38 Lawrie Drive,**  
Alfredton 3350

**Price \$420,000** Sold 21  
November 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.

### Contact agents



**Joanne Stevens**  
PRDnationwide

(03) 5331 1111  
0419 561 827  
[joannes@prdballarat.com.au](mailto:joannes@prdballarat.com.au)

