

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 75 Canopy Avenue, ALFREDTON 3350

Indicative selling price

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

Range \$595,000 - \$645,000

Median sale price

Median **House** for **ALFREDTON** for period **Aug 2018 - Aug 2019**

Sourced from **Corelogic**.

\$497,392

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 the most comparable to the property for sale.

3 Paramount Parade,
Alfredton 3350

Price \$650,000 Sold 21
February 2019

18 Mellish Street,
Lucas 3350

Price \$600,000 Sold 12
December 2018

8 Shortridge Drive,
Lucas 3350

Price \$660,000 Sold 23
September 2018

This Statement of Information was prepared on 16th Sep 2019

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 Corelogic.

House



4 beds



2 baths



3 parking

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350

Contact agents



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