

### 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 andpostcode

25 Echo Place, Alfredton Vic 3350 or le

#### Indicative selling price

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

Range between \$385,000	&	\$395,000
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#### Median sale price

Median price	\$418,000	Hou	ise X	Unit		Suburb or locality	Alfredton
Period - From	01/01/2017	to	31/12/2017		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.

Ado	dress of comparable property	Price	Date of sale
1	10 Rooney Cr LUCAS 3350	\$430,000	07/02/2018
2	15 Wilmott St LUCAS 3350	\$385,000	18/01/2018
3	14 Carbine Dr ALFREDTON 3350	\$375,000	15/03/2018

#### 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.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Land (Res) Agent Comments Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

Indicative Selling Price \$385,000 - \$395,000 Median House Price Year ending December 2017: \$418,000

## **Comparable Properties**

10 Rooney Cr LUCAS 3350 (REI) 3 2 2 2 Price: \$430,000 Method: Private Sale Date: 07/02/2018 Rooms: - Property Type: House Land Size: 493 sqm approx	Agent Comments
15 Wilmott St LUCAS 3350 (REI) 3 2 2 2 Price: \$385,000 Method: Private Sale Date: 18/01/2018 Rooms: - Property Type: House (Res) Land Size: 521 sqm approx	Agent Comments
14 Carbine Dr ALFREDTON 3350 (REI)   14 Carbine Dr ALFREDTON 3350 (REI)   14 Carbine Dr ALFREDTON 3350 (REI)   15 Carbine 2   15/03/2018   Rooms: -   Property Type: House (Res)	Agent Comments

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