



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# Lot 104 Mary Drive, ALFREDTON 3350

### Indicative selling price

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

**Single price \$169,900**

### Median sale price

Median **House** for **ALFREDTON** for period **Jul 2017 - Jun 2018**

Sourced from **Price Finder**.

**\$135,000**

### 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.

**Lot 47 Sydney Way,**  
Alfredton 3350

**Price \$164,550** Sold 06  
March 2018

**Lot 70 Calgiari Way,**  
Alfredton 3350

**Price \$146,250** Sold 23  
March 2018

**Lot 83 Mary Drive,**  
Alfredton 3350

**Price \$151,100** Sold 23  
March 2018

### 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 Price Finder.

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



**Robert McClure**  
PRDnationwide

(03) 5331 1111  
0418 508 808  
[robm@prdballarat.com.au](mailto:robm@prdballarat.com.au)

