

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

24a Lauderdale Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$310,000 & \$330,000

Median sale price

Median price \$287,500 House Unit X 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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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.~~

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Indicative Selling Price

\$310,000 - \$330,000

Median Unit Price

Year ending December 2017: \$287,500



 3  1  1

Rooms: 4

Property Type: Unit

Land Size: 304 sqm approx

Agent Comments

Situated in the highly sought after area of Alfredton in the Ballarat High School catchment zone and walking distance to shops and Primary Schools is this low maintenance townhouse on its own title. Comprising three great sized bedrooms (all with built in robes), master includes direct access to a two-way bathroom with a separate toilet. At the rear of the home is a large open family room/meals and kitchen area which includes great cupboard & bench space, new stainless steel dishwasher, gas cook top and oven.

Comparable Properties

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