

Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 19								
Property offer	ed for sa	ale							
Address Including suburb or locality andpostcode		24a Lauderd	ale Avenue, Al	fredton \	/ic 3350				
Indicative selli	ing price)							
For the meaning	of this pri	ice see cons	sumer.vic.gov.	au/under	quoting				
Range between \$310,000		00	& \$330,000						
Median sale p	rice								
Median price	\$287,500	Hou	House Un		Х	Subi	urb or locality	Alfredton	
Period - From	17 to	31/12/2017 Source REIV							
Comparable p	roperty s	sales (*De	lete A or B b	elow as	applica	ble)			
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	Da	te of sale
1									
2									
3									
OR									
B* The esta	ate agent	or agent's r	epresentative ı	reasonab	oly believe	es tha	it fewer than tl	nree co	mparable

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





Property Type: Unit

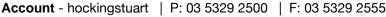
Land Size: 304 sqm approx

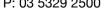
Agent Comments

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

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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