

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	14 Balanada Close, Alfredton Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$360,000	&	\$380,000
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Median sale price

Median price	\$442,000	Hou	ıse X	Unit		Suburb or locality	Alfredton
Period - From	01/04/2018	to	30/06/2018		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 1802c Sturt St ALFREDTON 3350 \$477,500 30/04/2018 2 17 Balanada Cl ALFREDTON 3350 \$349,000 05/09/2017 3 2/46a Elaine Av ALFREDTON 3350 \$332,000 29/01/2018

OR

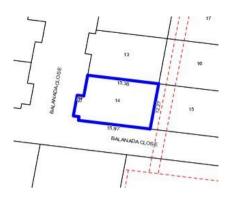
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





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Agent Comments

Indicative Selling Price \$370,000 - \$380,000 **Median House Price** June quarter 2018: \$442,000

Comparable Properties



1802c Sturt St ALFREDTON 3350 (REI)





Price: \$477,500 Method: Private Sale Date: 30/04/2018 Rooms: 5

Property Type: House (Res)

Agent Comments









Price: \$349,000 Method: Private Sale Date: 05/09/2017 Rooms: 7

Property Type: House Land Size: 195 sqm approx Agent Comments





Price: \$332,000 Method: Private Sale Date: 29/01/2018 Rooms: 5

Property Type: Townhouse (Res) Land Size: 272 sqm approx

Agent Comments

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





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