

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 14 Karol Street Alfredton

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$580,000 & \$605,000

#### Median sale price

Median price: \$452,500 House Suburb: Alfredton  
Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

#### Comparable property sales

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.



#### 7 Drysdale Ct ALFREDTON

4 2 2

Located at the end of a quiet court in a popular area of Alfredton and situated within the Ballarat High school zone is this inviting

**Sold by Private Sale \$575,000**  
**Date Sold 15/03/2018**  
**Land 900 SqM**



#### 5 Dorset Dr ALFREDTON

4 2 3

This magnificent family home has been built to perfection and has a beautiful, warm, homely feel from the moment you step

**Sold by Private Sale \$590,000**  
**Date Sold 09/01/2018**



#### 4 Tremain Dr LUCAS

4 2 2

Situated in ever so popular and vastly growing Lucas, sits this immaculate display home that has been built by Hamlan with

**Sold by Private Sale \$630,000**  
**Date Sold 17/08/2018**  
**Land 516 SqM**