





Rooms: Property Type: House (Res) Land Size: 669 sqm Agent Comments Indicative Selling Price \$315,000 Median House Price March quarter 2017: \$430,000

# **Comparable Properties**

9 Towong St ALFREDTON 3350 (REI) 3 1 2 2 Price: \$332,000 Method: Private Sale Date: 02/05/2017 Rooms: 4 Property Type: House Land Size: 692 sqm	Agent Comments
4 Indi St ALFREDTON 3350 (REI/VG) 3 ↓ 2 ↓ 1 Price: \$320,000 Method: Private Sale Date: 01/04/2016 Rooms: 4 Property Type: House Land Size: 669 sqm	Agent Comments
22 Indi St ALFREDTON 3350 (REI/VG) 2 Indi St ALFREDTON 3350 (REI/VG) 2 Price: \$305,000 Method: Private Sale Date: 20/01/2016 Rooms: - Property Type: House Land Size: 669 sqm	Agent Comments

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

propertydata

### Generated: 23/05/2017 11:35

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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 andpostcode

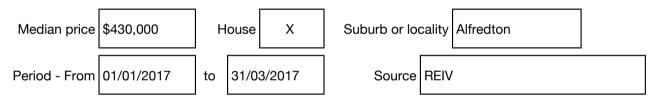
18 Indi Street, Alfredton Vic 3350

#### Indicative selling price

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

Single price \$315,000

#### Median sale price



#### **Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last 18 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
9 Towong St ALFREDTON 3350	\$332,000	02/05/2017
4 Indi St ALFREDTON 3350	\$320,000	01/04/2016
22 Indi St ALFREDTON 3350	\$305,000	20/01/2016

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

propertydata

#### Generated: 23/05/2017 11:35

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

