

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address	1/11 Coonatta Street, Alfredton Vic 3350
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$330,000	&	\$350,000
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#### Median sale price

Median price	\$284,000	Hou	ıse	Unit	Х	Suburb	Alfredton
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	44 Elaine Av ALFREDTON 3350	\$360,000	01/10/2018
2	3/163a Cuthberts Rd ALFREDTON 3350	\$335,000	27/08/2018
3	1 Lauderdale Av ALFREDTON 3350	\$330,000	16/07/2018

#### OR

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





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**Agent Comments** 

**Indicative Selling Price** \$330,000 - \$350,000 **Median Unit Price** Year ending June 2018: \$284,000

## Comparable Properties



44 Elaine Av ALFREDTON 3350 (REI)



Price: \$360,000 Method: Private Sale Date: 01/10/2018

Rooms: 3

Property Type: House (Res)

**Agent Comments** 



3/163a Cuthberts Rd ALFREDTON 3350

(REI/VG)





Price: \$335,000 Method: Private Sale Date: 27/08/2018

Rooms: -

Property Type: Unit

Agent Comments

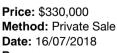








Agent Comments



Rooms: -

Property Type: House Land Size: 343 sqm approx

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





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