

STATEMENT OF INFORMATION

28 PRINCE STREET, ALFREDTON, VIC 3350

PREPARED BY SHANE BRENNAN, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 PRINCE STREET, ALFREDTON, VIC

 3  1  3

Indicative Selling Price

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

Price Range: \$290,000 to \$310,000

Provided by: Shane Brennan, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



ALFREDTON, VIC, 3350

Suburb Median Sale Price (House)

\$400,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



9 TOWONG ST, ALFREDTON, VIC 3350

 3  1  2

Sale Price

\$332,000

Sale Date: 14/04/2017

Distance from Property: 180m



23 BEAUFORT AVE, ALFREDTON, VIC 3350

 3  2  2

Sale Price

Price Withheld

Sale Date: 12/04/2017

Distance from Property: 241m



20 NINGANA ST, ALFREDTON, VIC 3350

 3  1  1

Sale Price

\$235,795

Sale Date: 03/04/2017

Distance from Property: 280m



This report has been compiled on 05/07/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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1/4 LEARMONTH ST, ALFREDTON, VIC 3350

 3  1  1

Sale Price

\$328,000

Sale Date: 16/01/2017

Distance from Property: 343m



17 PRINCE ST, ALFREDTON, VIC 3350

 3  1  3

Sale Price

\$280,000

Sale Date: 13/01/2017

Distance from Property: 96m



33 VICTORY AVE, ALFREDTON, VIC 3350

 3  1  2

Sale Price

\$320,000

Sale Date: 21/12/2016

Distance from Property: 37m



18 NINGANA ST, ALFREDTON, VIC 3350

 3  2  1

Sale Price

\$315,000

Sale Date: 31/10/2016

Distance from Property: 291m



17 ALMURTA ST, ALFREDTON, VIC 3350

 3  1  2

Sale Price

\$317,500

Sale Date: 07/10/2016

Distance from Property: 576m





24 VICTORY AVE, ALFREDTON, VIC 3350

 3  1  2

Sale Price

\$285,000

Sale Date: 04/07/2016

Distance from Property: 193m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

28 PRINCE STREET, ALFREDTON, VIC 3350

Indicative selling price

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

Price Range:

\$290,000 to \$310,000

Median sale price

Median price

\$400,000

House

X

Unit


Suburb

ALFREDTON

Period

01 July 2016 to 30 June 2017

Source



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, VIC 3350	\$332,000	14/04/2017
23 BEAUFORT AVE, ALFREDTON, VIC 3350	Price Withheld	12/04/2017
20 NINGANA ST, ALFREDTON, VIC 3350	\$235,795	03/04/2017
1/4 LEARMONTH ST, ALFREDTON, VIC 3350	\$328,000	16/01/2017

17 PRINCE ST, ALFREDTON, VIC 3350	\$280,000	13/01/2017
33 VICTORY AVE, ALFREDTON, VIC 3350	\$320,000	21/12/2016
18 NINGANA ST, ALFREDTON, VIC 3350	\$315,000	31/10/2016
17 ALMURTA ST, ALFREDTON, VIC 3350	\$317,500	07/10/2016
24 VICTORY AVE, ALFREDTON, VIC 3350	\$285,000	04/07/2016