hockingstuart

Brad Maxwell 03 53 292 511 0438 097 004 bmaxwell@hockingstuart.com.au

Indicative Selling Price \$339,000 - \$359,000 Median House Price Year ending March 2017: \$410,000





Property Type: House Land Size: 1075 sqm

Agent Comments

Situated in sort after old Alfredton and within easy walking distance to Alfredton Primary, St Thomas Moore and Ballarat High!!! Comprising of 4 generous size beds 2 bath, separate kitchen dining and large living zone this home is sure to please the discerning buyer. From the outside it offers a North facing living zone, double carport allowing room for a caravan or boat, separate bungalow and work shop plus garden shed all on a generous 1084m2 Allotment. Other features include gas heating, gas log fire and Dishwasher. Currently tenanted until September 16th 2017.

Comparable Properties



17 Avoca Cr ALFREDTON 3350 (REI/VG)

= 4 **=** 2 **=** 2

Price: \$367,000 Method: Private Sale Date: 06/07/2016 Rooms: 6

Property Type: House (Res)
Land Size: 950 sqm

Agent Comments



2 Parkwood St ALFREDTON 3350 (REI/VG)

- 3 **-** 1 **-** 2

Price: \$365,000 Method: Private Sale Date: 21/09/2016 Rooms: 4

Property Type: House (Res)
Land Size: 822 sqm

Agent Comments



7 PARKWOOD St ALFREDTON 3350 (VG)

Price: \$360,000 Method: Sale Date: 29/08/2016 Rooms: -

Property Type: House (Res) **Land Size:** 725 sqm

Agent Comments

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





Generated: 13/06/2017 14:20



Brad Maxwell 03 53 292 511 0438 097 004 bmaxwell@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	25 Mimosa Avenue, 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	\$339,000	&	\$359,000

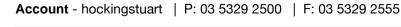
Median sale price

Median price	\$410,000	Н	ouse	Х	Suburb or loc	cality	Alfredton
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	1

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
17 Avoca Cr ALFREDTON 3350	\$367,000	06/07/2016
2 Parkwood St ALFREDTON 3350	\$365,000	21/09/2016
7 PARKWOOD St ALFREDTON 3350	\$360,000	29/08/2016







Generated: 13/06/2017 14:20