

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

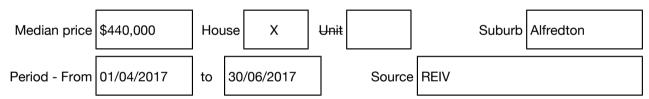
Address Karol Street, Alfredton Vic 3350 Including suburb and postcode

Indicative selling price

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

 Range between
 \$139,000
 &
 \$152,900

Median sale price



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.

Address of comparable property		Price	Date of sale
1	14 Karol St ALFREDTON 3350	\$140,000	06/04/2017
2	14 Karol St ALFREDTON 3350	\$140,000	06/04/2017
3	79 Dorset Dr ALFREDTON 3350	\$139,000	05/04/2017

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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propertydata

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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.



Karol Street, Alfredton Vic 3350



Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au



Rooms: Property Type: Agent Comments Indicative Selling Price \$139,000 - \$152,900 Median House Price June quarter 2017: \$440,000

Comparable Properties

14 Karol St ALFREDTON 3350 (VG)	Agent Comments
Price: \$140,000 Method: Sale Date: 06/04/2017 Rooms: - Property Type: Land Land Size: 648 sqm approx	
14 Karol St ALFREDTON 3350 (VG)	Agent Comments
Price: \$140,000 Method: Sale Date: 06/04/2017 Rooms: - Property Type: Land Land Size: 648 sqm approx	
79 Dorset Dr ALFREDTON 3350 (VG)	Agent Comments
Price: \$139,000 Method: Sale Date: 05/04/2017 Rooms: - Property Type: Land Land Size: 533 sqm approx	

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