

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 and postcode

73 Canopy Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$565,000

&

\$585,000

Median sale price

Median price \$500,000

Property Type House

Suburb Alfredton

Period - From 01/07/2019

to 30/09/2019

Source REIV

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

A* 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
1	75 Canopy Av ALFREDTON 3350	\$600,000	16/09/2019
2	5 Elegante Rd WINTER VALLEY 3358	\$580,000	06/01/2020
3	32 Alfredton Dr ALFREDTON 3350	\$575,000	19/12/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

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73 Canopy Avenue, Alfredton Vic 3350



Troy Anwyl
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Property Type: Land
Land Size: 651 sqm approx
Agent Comments

Indicative Selling Price
\$565,000 - \$585,000
Median House Price
September quarter 2019: \$500,000

Comparable Properties



75 Canopy Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 16/09/2019
Rooms: 5
Property Type: House
Land Size: 651 sqm approx



5 Elegante Rd WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 06/01/2020
Property Type: House
Land Size: 769 sqm approx



32 Alfredton Dr ALFREDTON 3350 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 19/12/2019
Property Type: House
Land Size: 788 sqm approx

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



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.