

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

6 Mimosa Avenue, Alfredton Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000

&

\$330,000

Median sale price

Median price \$410,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/07/2016

to

30/06/2017

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 eighteen 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	9 Towong St ALFREDTON 3350	\$332,000	02/05/2017
2	31 Mimosa Av ALFREDTON 3350	\$329,000	19/09/2016
3	52 Mimosa Av ALFREDTON 3350	\$324,995	12/12/2016

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 eighteen months.



3
 1
 2

Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$320,000 - \$330,000
Median House Price
 Year ending June 2017: \$410,000

With its close proximity to Primary and Secondary schooling, the Ballarat Golf Club and Alfredton shopping, properties such as this in "Old Alfredton" have become highly sought after. This property is an affordable option for a first home buyer, downsizer or young family. Offering 3 bedrooms all with BIR's, family bathroom with separate shower room and toilet, recently updated kitchen with plenty of storage which opens up to your dining area so you can interact with your guests while cooking up a storm. Open living area with reverse cycle cooling, gas heating and neat laundry. This property has been recently updated including all new floor coverings and window furnishings, painting throughout, updated bathroom and kitchen. Outside, you'll be impressed by the neatly presented gardens, and spacious enclosed rear yard with the home sitting on a generous allotment of 770m2 (approx.), with the potential to subdivide (STCA). There is a brick double garage with extra room for your storage needs, plus an undercover carport at the rear ideal for storage or a caravan, camper or trailer. Call for your inspection Brooke Reynolds 0407 292 506.

Comparable Properties



9 Towong St ALFREDTON 3350 (REI/VG)

Agent Comments

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 1
 2

Price: \$332,000
Method: Private Sale
Date: 02/05/2017
Rooms: 4
Property Type: House
Land Size: 692 sqm approx



31 Mimosa Av ALFREDTON 3350 (REI/VG)

Agent Comments

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 2
 2

Price: \$329,000
Method: Private Sale
Date: 19/09/2016
Rooms: 5
Property Type: House
Land Size: 725 sqm approx



52 Mimosa Av ALFREDTON 3350 (VG)

Agent Comments

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Price: \$324,995
Method: Sale
Date: 12/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 771 sqm approx