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 andpostcode

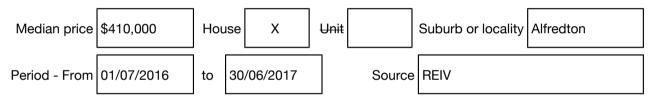
6 Mimosa Avenue, Alfredton Vic 3350

Indicative selling price

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

| Range between | \$320,000 | & | \$330,000 |
|---------------|-----------|---|-----------|
| Range between | \$320,000 | & | \$330,000 |

Median sale price



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.

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

propertydata

Generated: 18/08/2017 09:25

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.

hockingstuart





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

propertydata

| | 9 Towong St ALFREDTON 3350 (REI/VG) | Agent Comments |
|--|---|-----------------------------|
| Contraction of the | Price: \$332,000 Method: Private Sale | |
| A STATE | Date: 02/05/2017 | |
| | Rooms: 4 | |
| And a state of the | Property Type: House Land Size: 692 sqm approx | |
| | | |
| aller Malal | 31 Mimosa Av ALFREDTON 3350 (REI/VG) | Agent Comments |
| the And | 1 - 1 3 1 - 1 2 1 - 1 2 | |
| | Price: \$329,000 | |
| And a second sec | Method: Private Sale | |
| Contraction of the second second | Date: 19/09/2016 | |
| 0 | Rooms: 5 Property Type: House | |
| na se a completa de la completa de l | Land Size: 725 sqm approx | |
| | 52 Mimosa Av ALFREDTON 3350 (VG) | Agent Comments |
| | == - 🚔 - 🛱 - | |
| STORE BEING | Price: \$324,995 | |
| | Method: Sale | |
| | Date: 12/12/2016 | |
| | Rooms: - | |
| | Property Type: House (Res) Land Size: 771 sqm approx | |
| | 5329 2500 F: 03 5329 2555 | Generated: 18/08/2017 09:25 |

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