

# STATEMENT OF INFORMATION

2 CAROLINE STREET, ALFREDTON, VIC 3350

PREPARED BY JIM BAMBRIDGE, RED CIRCLE REAL ESTATE BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 CAROLINE STREET, ALFREDTON, VIC**

 4  2  1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$393,000 to \$434,000**

Provided by: Jim Bambridge, Red Circle Real Estate Ballarat

## MEDIAN SALE PRICE



**ALFREDTON, VIC, 3350**

**Suburb Median Sale Price (House)**

**\$410,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**72 ALFREDTON DR, ALFREDTON, VIC 3350**

 4  2  4

**Sale Price**

**Price Withheld**

Sale Date: 13/12/2017

Distance from Property: 1.4km



**6 AVOCA CRES, ALFREDTON, VIC 3350**

 4  3  3

**Sale Price**

**\*\$415,000**

Sale Date: 05/12/2017

Distance from Property: 292m



**8 MOSELEY ST, ALFREDTON, VIC 3350**

 4  2  2

**Sale Price**

**\*\$408,000**

Sale Date: 01/12/2017

Distance from Property: 1.3km



This report has been compiled on 15/01/2018 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2 CAROLINE STREET, ALFREDTON, VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$393,000 to \$434,000

### Median sale price

Median price \$410,000

House

Unit

Suburb

ALFREDTON

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### 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
72 ALFREDTON DR, ALFREDTON, VIC 3350	Price Withheld	13/12/2017
6 AVOCA CRES, ALFREDTON, VIC 3350	*\$415,000	05/12/2017
8 MOSELEY ST, ALFREDTON, VIC 3350	*\$408,000	01/12/2017