

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

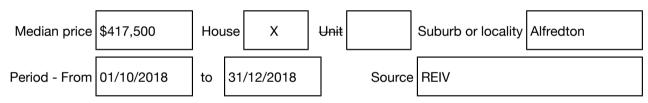
5 Cedar Avenue, Alfredton Vic 3350

# Indicative selling price

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

Range between \$395,000 & \$410,000
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# 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	33 Elaine Av ALFREDTON 3350	\$405,000	11/12/2018
2	4 Towong St ALFREDTON 3350	\$395,000	04/02/2019
3	6 Cedar Av ALFREDTON 3350	\$395,000	08/11/2018

#### 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 - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055

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.



# Harcourts





Rooms: Property Type: House Land Size: 725 sqm approx Agent Comments Indicative Selling Price \$395,000 - \$410,000 Median House Price December quarter 2018: \$417,500

# **Comparable Properties**

33 Elaine Av ALFREDTON 3350 (REI/VG) 3 2 2 2 Price: \$405,000 Method: Private Sale Date: 11/12/2018 Rooms: 3 Property Type: House (Res) Land Size: 802 sqm approx	Agent Comments
4 Towong St ALFREDTON 3350 (VG) → 3 → → → → → → → → → → → → → → → → → →	Agent Comments
6 Cedar Av ALFREDTON 3350 (REI/VG) 3 2 2 2 Price: \$395,000 Method: Private Sale Date: 08/11/2018 Rooms: 4	Agent Comments

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property data

Property Type: House Land Size: 761 sqm approx

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