

# 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 Zofia Place, Alfredton Vic 3350

### Indicative selling price

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

Range between \$435,000 & \$465,000

### 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	12 Lauderdale Av ALFREDTON 3350	\$460,000	17/10/2018
2	6 Clovedale Av ALFREDTON 3350	\$455,000	17/12/2019
3	20 Lauderdale Av ALFREDTON 3350	\$435,000	23/05/2019

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:

15/01/2020 10:39



**Rooms:** 6  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 849 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$435,000 - \$465,000  
**Median House Price**  
September quarter 2019: \$500,000

This well maintained family home is set on a spacious 849 sqm approx allotment in popular older Alfredton, within walking distance to Victoria Park, shops and the Ballarat High School. Comprising 4 bedrooms, including the master with walk-in-robe and ensuite, family bathroom, separate toilet and laundry with direct garage access. The kitchen features stainless steel cooking appliances and overlooks the open plan living and dining area which opens out to the undercover entertaining area and large rear garden.

## Comparable Properties



12 Lauderdale Av ALFREDTON 3350 (REI/VG) Agent Comments



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 17/10/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 648 sqm approx



6 Clovedale Av ALFREDTON 3350 (REI) Agent Comments



**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 17/12/2019  
**Property Type:** House  
**Land Size:** 464 sqm approx



20 Lauderdale Av ALFREDTON 3350 (REI/VG) Agent Comments



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 23/05/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 647 sqm approx