

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

Lot 417 Sturt Street,  
ALFREDTON 3350

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$650,000**

### Median sale price

Median **House** for **Alfredton** for period **May 2016 - May 2017**  
Sourced from **Price Finder**.

**\$390,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**116 Aspect Parade,**  
Alfredton 3350

**Price \$650,000** Sold 16 March 2017

**11 Insignia Boulevard,**  
Alfredton 3350

**Price \$620,000** Sold 13 February 2017

**6 Aberdeen Street,**  
Alfredton 3350

**Price \$620,000** Sold 23 March 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

### Contact agents



**Brenden Barclay**  
PRDnationwide

(03) 5331 1111  
0409 410 911

[brendenb@prdballarat.com.au](mailto:brendenb@prdballarat.com.au)

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350