

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

25 LANCASTER STREET, ALFREDTON, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**25 LANCASTER STREET, ALFREDTON,**

4 2 2

**Indicative Selling Price**

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

**Price Range: \$420,000 to \$460,000**

## MEDIAN SALE PRICE



**ALFREDTON, VIC, 3350**

Suburb Median Sale Price (House)

**\$410,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## 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.



**42 CHASE BVD, ALFREDTON, VIC 3350**

4 2 2

Sale Price

**\*\$420,000**

Sale Date: 22/02/2018

Distance from Property: 196m



**15 CREEKSTONE DR, ALFREDTON, VIC 3350**

4 2 2

Sale Price

**\*\$445,000**

Sale Date: 16/02/2018

Distance from Property: 442m



**6 WENSLEYDALE DR, ALFREDTON, VIC 3350**

4 2 2

Sale Price

**\*\$450,000**

Sale Date: 08/02/2018

Distance from Property: 1.2km



This report has been compiled on 27/02/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

25 LANCASTER 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: \$420,000 to \$460,000

### Median sale price

Median price \$410,000

House

Unit

Suburb ALFREDTON

Period 01 January 2017 to 31 December 2017

Source



### 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
42 CHASE BVD, ALFREDTON, VIC 3350	*\$420,000	22/02/2018
15 CREEKSTONE DR, ALFREDTON, VIC 3350	*\$445,000	16/02/2018
6 WENSLEYDALE DR, ALFREDTON, VIC 3350	*\$450,000	08/02/2018