



STATEMENT OF INFORMATION

1A GOLDWOOD DRIVE, ALFREDTON, VIC 3350

PREPARED BY JIM BAMBRIDGE, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A GOLDWOOD DRIVE, ALFREDTON, VIC  3  2  2

Indicative Selling Price

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

Price Range: \$560,000 to \$580,000

Provided by: Jim Bambridge, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



ALFREDTON, VIC, 3350

Suburb Median Sale Price (House)

\$400,000

01 July 2016 to 30 June 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.



1776 STURT ST, ALFREDTON, VIC 3350  3  3  2

Sale Price

***\$600,000**

Sale Date: 29/05/2017

Distance from Property: 355m



71 LAKE GARDENS AVE, LAKE GARDENS, VIC  3  2  2

Sale Price

\$550,000

Sale Date: 10/04/2017

Distance from Property: 407m



116 ASPECT PDE, ALFREDTON, VIC 3350  3  3  2

Sale Price

***\$650,000**

Sale Date: 16/03/2017

Distance from Property: 178m



This report has been compiled on 02/08/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - 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

1A GOLDWOOD DRIVE, ALFREDTON, VIC 3350

Indicative selling price

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

Price Range: \$560,000 to \$580,000

Median sale price

Median price

\$400,000

House

Unit

Suburb

ALFREDTON

Period

01 July 2016 to 30 June 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
1776 STURT ST, ALFREDTON, VIC 3350	*\$600,000	29/05/2017
71 LAKE GARDENS AVE, LAKE GARDENS, VIC 3355	\$550,000	10/04/2017
116 ASPECT PDE, ALFREDTON, VIC 3350	*\$650,000	16/03/2017