

#### Property offered for sale

Address: 33 Dorset Drive Alfredton

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$385,000 & \$410,000

#### Median sale price




Median price: \$440,000 House Suburb: Alfredton  
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### Comparable property sales

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.



#### 35 Lawrie Dr ALFREDTON

4  2  2 




\* An outstanding brick veneer family home. Only 8 years old\*  
Corner block of 840sqm has unrestricted-height access to rear\*

**Sold by Private Sale** \$360,000  
**Date Sold** Dec 2016  
**Land** 840 SqM

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#### 77 Alfredton Dr ALFREDTON

4  2  2 




Presenting a grand proportioned home located in the Ballarat High School Zone with convenient access to both the CBD and

**Sold by Private Sale** \$410,000  
**Date Sold** Mar 2017  
**Land** 729 SqM

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#### 10 Jacob Ct ALFREDTON

4  2  4 

This well maintained family home is located in a quiet cul-de-sac within close proximity to schools, shops and transport and

**Sold by Private Sale** \$420,000  
**Date Sold** Mar 2017

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