

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 20 Balanada Close, ALFREDTON 3350

### Indicative selling price

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

**Single price \$265,000**

### Median sale price

Median **House** for **ALFREDTON** for period **Jan 2017 - Dec 2017**

Sourced from **Price Finder**.

**\$287,500**

### Comparable property sales

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

**1/120 Cuthberts Road,**  
Alfredton 3350

Price **\$240,500** Sold 16  
January 2018

**17 Balanada Close,**  
Alfredton 3350

Price **\$349,000** Sold 05  
September 2017

**6 Mimosa Avenue,**  
Alfredton 3350

Price **\$320,000** Sold 24  
August 2017

### Additional Information

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.

House



2 beds



1 baths



1 parking

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



**Don Hanlon**  
PRDnationwide

(03) 5331 1111  
0429 199 158  
[donh@prdballarat.com.au](mailto:donh@prdballarat.com.au)



**Kiara Porra**  
PRDnationwide

(03) 5329 4619  
0447834 892  
[kiarap@prdballarat.com.au](mailto:kiarap@prdballarat.com.au)

