

## Statement of Information

**Single residential property located outside the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address  
Including suburb or  
locality and postcode

2 Signature Drive, Alfredton Vic 3350

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

Range between \$495,000

&amp;

\$520,000

**Median sale price**

Median price \$420,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/10/2016

to

30/09/2017

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** 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.

	Address of comparable property	Price	Date of sale
1	8 Aberdeen St ALFREDTON 3350	\$510,000	03/08/2017
2	4 Regal Dr ALFREDTON 3350	\$465,000	19/09/2017
3	3 Sparkling CI ALFREDTON 3350	\$460,000	30/06/2017

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



3   
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 2

**Rooms:** 5**Property Type:** House (Res)**Land Size:** 381 sqm approx

Agent Comments

**Indicative Selling Price**

\$495,000 - \$520,000

**Median House Price**

Year ending September 2017: \$420,000

Located in a quiet and friendly Street in the prestigious Insignia Estate is this brand new and contemporary home. Sleek and well-appointed kitchen with stainless steel appliances including dishwasher, stone benchtops incorporating a breakfast bench and ample cupboard space. North facing & open kitchen/meals/living zone taking in a glimpse of the magnificent Ballarat Golf Course with double doors leading out to the courtyard perfect for entertaining. Master bedroom with WIR and ensuite, double sized 2nd and 3rd bedrooms with BIR's. Main bathroom with freestanding bath.

## Comparable Properties

**8 Aberdeen St ALFREDTON 3350 (REI/VG)**

Agent Comments

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 2

**Price:** \$510,000**Method:** Private Sale**Date:** 03/08/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 403 sqm approx**4 Regal Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

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 2   
 2

**Price:** \$465,000**Method:** Private Sale**Date:** 19/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 312 sqm approx**3 Sparkling CI ALFREDTON 3350 (REI/VG)**

Agent Comments

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**Price:** \$460,000**Method:** Private Sale**Date:** 30/06/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 338 sqm approx