

Tim Valpied 5329 2500 0418 504 169 tvalpied@hockingstuart.com.au

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 andpostcode		2 Signature Drive, Alfredton Vic 3350									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between	n \$495,000			&		\$!	\$520,000				
Median sale price											
Median price	\$420,00	00	Hou	se	Х	Unit		Suburb or locality	Alfredton		
Period - From	01/10/2	016	to	30/	/09/2017		Source	REIV			

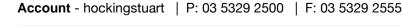
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.





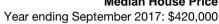


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Indicative Selling Price \$495,000 - \$520,000 **Median House Price**





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

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)

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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)

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Price: \$465,000 Method: Private Sale Date: 19/09/2017

Rooms: -

Property Type: House (Res) Land Size: 312 sqm approx

Agent Comments

Agent Comments

3 Sparkling CI ALFREDTON 3350 (REI/VG)

= 3

Price: \$460,000 Method: Private Sale Date: 30/06/2017

Rooms: -

Property Type: House (Res) Land Size: 338 sqm approx

Agent Comments

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