

## 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

28 Sparkling Close, Alfredton Vic 3350

## Indicative selling price

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

Single price \$380,000

## Median sale price

Median price \$410,000 House ☒ Unit ☐ Suburb or locality Alfredton

Period - From 01/07/2016 to 30/06/2017 Source REIV

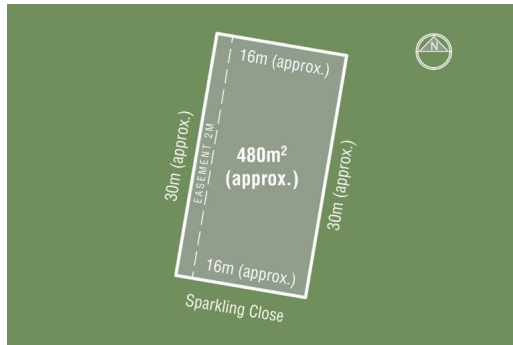
## Comparable property sales (\*Delete A or B below as applicable)

**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	45 Insignia Blvd ALFREDTON 3350	\$381,500	01/02/2017
2	1861 Sturt St ALFREDTON 3350	\$380,000	19/04/2016
3	11 Waterway Dr ALFREDTON 3350	\$365,000	22/07/2016

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.~~



**Rooms:**  
**Property Type:** Land (Res)  
**Land Size:** 480 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$380,000

**Median House Price**  
Year ending June 2017: \$410,000

This premium block offers you one of Insignia's best home sites. Nestled on the edge of the fifth fairway within walking distance to the Insignia Central Park, wetlands and the Ballarat Golf Club this is an exciting opportunity not to be missed. Located within close proximity to Lake Wendouree, public transport and the CBD this exclusive allotment allows you to aspire to something truly special and create the home you've always wanted.

## Comparable Properties



**45 Insignia Blvd ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$381,500  
**Method:** Private Sale  
**Date:** 01/02/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 755 sqm approx



**1861 Sturt St ALFREDTON 3350 (VG)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Sale  
**Date:** 19/04/2016  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 414 sqm approx



**11 Waterway Dr ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 22/07/2016  
**Rooms:** -  
**Property Type:** Land (Res)  
**Land Size:** 803 sqm approx