

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

11 Insignia Boulevard, Alfredton Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$740,000 & \$760,000

Median sale price

Median price \$455,000 Property Type House Suburb Alfredton

Period - From 08/10/2018 to 07/10/2019 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 18 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	17 Lake Gardens Av LAKE GARDENS 3355	\$800,000	14/06/2018
2	9 Mcphie PI LAKE GARDENS 3355	\$700,000	26/07/2018
3	20 Regal Dr ALFREDTON 3350	\$700,000	23/05/2018

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 18 months.~~

This Statement of Information was prepared on: 08/10/2019 14:37



4 3 3

Property Type: House

Land Size: 350 sqm approx

Agent Comments

Flaunting a sophisticated design and high-end finishes in the prestigious Insignia Estate this home is the epitome of luxurious and low-maintenance living. Open plan kitchen/meals/living with superbly appointed kitchen featuring large walk in pantry, and a suite of quality appliances including 900mm Smeg oven/cooktop plus 75mm stone waterfall benchtops with 4-meter island bench.

Comparable Properties



17 Lake Gardens Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$800,000

Method: Private Sale

Date: 14/06/2018

Property Type: House (Res)

Land Size: 721 sqm approx



9 Mcphie Pl LAKE GARDENS 3355 (REI/VG)

Agent Comments

5 3 2

Price: \$700,000

Method: Private Sale

Date: 26/07/2018

Property Type: House

Land Size: 704 sqm approx



20 Regal Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000

Method: Private Sale

Date: 23/05/2018

Property Type: House

Land Size: 510 sqm approx