

## 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

13 Capital Street, 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 \$305,000

&

\$325,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Alfredton

Period - From

to

Source

#### 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	7 Capital St ALFREDTON 3350	\$335,000	17/11/2017
2	10 Distinction Dr ALFREDTON 3350	\$325,000	29/03/2017
3	13 Magnetic Dr ALFREDTON 3350	\$310,000	05/07/2018

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 eighteen months.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: Land (Res)

Land Size: 532 sqm approx

Agent Comments

Titled & ready to build on is this 538m2 (approx.) allotment in the now sold out prestigious Insignia estate on the edge of the championship 18-hole golf course! With an 18.2m (approx.) frontage & nestled along an established tree lined street surrounded by quality homes, this block will enable you to build your dream home. Positioned in the preferable east side of the estate, it is within walking distance of the estate's own Central Park and children's playground as well as direct access to Prince of Wales Park, linking you through to Lake Wendouree and the Botanical Gardens.

## Comparable Properties

### 7 Capital St ALFREDTON 3350 (VG)

Agent Comments



Price: \$335,000

Method: Sale

Date: 17/11/2017

Rooms: -

Property Type: Land

Land Size: 811 sqm approx

### 10 Distinction Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 29/03/2017

Rooms: -

Property Type: Land (Res)

Land Size: 512 sqm approx

### 13 Magnetic Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 05/07/2018

Rooms: -

Property Type: Land

