hockingstuart

Statement of Information

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

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

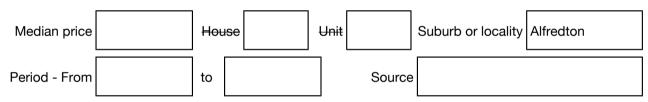
13 Capital Street, Alfredton Vic 3350

Indicative selling price

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

Range between	\$305,000	&	\$325,000
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Median sale price*



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.

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LAKE WENDOUREE (800M) TMCA (200M) TMCA (200M)



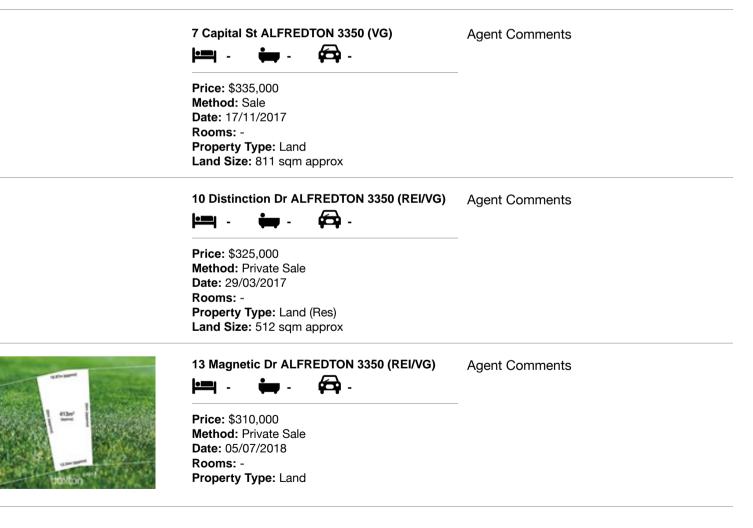
Rooms: Property Type: Land (Res) Land Size: 532 sqm approx Agent Comments 0487000873 mwiltshire@hockingstuart.com.au Indicative Selling Price

\$305,000 - \$325,000 No median price available

Matthew Wiltshire 5329 2500

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



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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

