

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

1802C Sturt Street, Alfredton Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$465,000

&

\$485,000

Median sale price

Median price \$420,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/10/2016

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.

	Address of comparable property	Price	Date of sale
1	12 Regal Dr ALFREDTON 3350	\$490,000	16/06/2016
2	19 Regal Dr ALFREDTON 3350	\$475,000	12/05/2016
3	4 Regal Dr ALFREDTON 3350	\$465,000	19/09/2017

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.

**Rooms:****Property Type:** House (Res)**Land Size:** 327 sqm approx

Agent Comments

Aspect at Insignia is secure, private, conveniently located adjacent to the Ballarat Golf Course and totally unique. This well proportioned home features its own private pedestrian access to Sturt Street and comprises 3 double bedrooms including the master with walk-in-robe and stylish ensuite, central bathroom, separate toilet and laundry. The kitchen is beautifully appointed with granite benches, quality stainless steel cooking appliances and glass splashbacks and allows for integrated entertaining.

Comparable Properties

**12 Regal Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

**Price:** \$490,000**Method:** Private Sale**Date:** 16/06/2016**Rooms:** 7**Property Type:** House**Land Size:** 520 sqm approx**19 Regal Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

**Price:** \$475,000**Method:** Private Sale**Date:** 12/05/2016**Rooms:** 6**Property Type:** House (Res)**Land Size:** 307 sqm approx**4 Regal Dr ALFREDTON 3350 (REI)**

Agent Comments

**Price:** \$465,000**Method:** Private Sale**Date:** 19/09/2017**Rooms:** -**Property Type:** House (Res)