

Tony Douglass 5329 2500 0418555973 tdouglass@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	tv of	ered t	for s	sale
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Ad Including subu locality andpost	ırb or	1802C Sturt Street, Alfredton Vic 3350			
Indicative selling	g price				
For the meaning of	f this price see co	nsumer.vic.gov.au/u	underquoting		
Range between	\$465,000	&	\$485,000		

Median sale price

Median price	\$420,000	Ηοι	ıse 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.

Add	dress 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.

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> **Indicative Selling Price** \$465,000 - \$485,000 **Median House Price**

Year ending September 2017: \$420,000







Rooms:

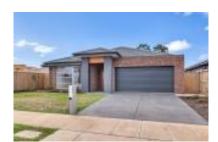
Property Type: House (Res) Land Size: 327 sqm approx

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)





Price: \$490,000 Method: Private Sale Date: 16/06/2016

Rooms: 7

Property Type: House Land Size: 520 sqm approx **Agent Comments**



19 Regal Dr ALFREDTON 3350 (REI/VG)







Price: \$475,000

Date: 12/05/2016 Rooms: 6

Method: Private Sale

Property Type: House (Res) Land Size: 307 sqm approx **Agent Comments**



4 Regal Dr ALFREDTON 3350 (REI)

3







Price: \$465.000 Method: Private Sale Date: 19/09/2017

Rooms: -

Property Type: House (Res)

Agent Comments

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