

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

2 Paramount Parade, Alfredton Vic 3350

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

Single price \$650,000

Median sale priceMedian price \$420,000 House ☒ 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 | 1786 Sturt St ALFREDTON 3350 | \$795,000 | 08/03/2017 |
| 2 | 1766 Sturt St ALFREDTON 3350 | \$660,000 | 14/09/2017 |
| 3 | 116 Aspect Pde ALFREDTON 3350 | \$650,000 | 16/03/2017 |

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: Land (Res)

Agent Comments

Situated in Ballarat's Premier estate, this outstanding family home is sure to leave you impressed. Residing on an enviable corner that boasts sensational views, this four bedroom, two bathroom home offers exception functionality complimented by elegant styling. In addition, this property comprises of two separate living areas, a large open plan kitchen meals area with stainless steel appliances, stone waterfall bench tops and walk through pantry, established and fully landscaped gardens and an undercover outdoor entertaining area with views of the Ballarat Golf Club.

Comparable Properties



1786 Sturt St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$795,000

Method: Private Sale

Date: 08/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 771 sqm approx



1766 Sturt St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 14/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 700 sqm approx



116 Aspect Pde ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 16/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 409 sqm approx