

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

3 Paramount Parade, Alfredton Vic 3350

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

Range between \$675,000

&

\$695,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/10/2017

to

30/09/2018

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	20 Regal Dr ALFREDTON 3350	\$700,000	23/05/2018
2	10 Insignia Blvd ALFREDTON 3350	\$685,000	16/02/2018
3	2 Paramount Pde ALFREDTON 3350	\$650,000	30/01/2018

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.



4
 2
 2

Rooms: 6

Property Type: Land (Res)

Agent Comments

Great opportunity to secure a fantastic property in popular Insignia estate, located on the Ballarat golf course. Within walking distance is Ballarat High School, Ballarat Aquatic Centre, shopping and sporting facilities, the property is position perfect! The modern home consists of 4 bedrooms, master with WIR and ensuite with BIR's in the remaining bedrooms. There is a spacious kitchen with quality European appliances, vinyl wrap cabinetry, soft close doors, stone bench tops plus 2nd kitchen/ butler's pantry with smeg stove top.

Comparable Properties



20 Regal Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4
 2
 2

Price: \$700,000

Method: Private Sale

Date: 23/05/2018

Rooms: -

Property Type: House

Land Size: 510 sqm approx



10 Insignia Blvd ALFREDTON 3350 (REI/VG)

Agent Comments

4
 2
 2

Price: \$685,000

Method: Private Sale

Date: 16/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 596 sqm approx



2 Paramount Pde ALFREDTON 3350 (REI/VG)

Agent Comments

4
 2
 2

Price: \$650,000

Method: Private Sale

Date: 30/01/2018

Rooms: 6

Property Type: House (Res)

Land Size: 564 sqm approx