hockingstuart

Statement of Information

Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@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

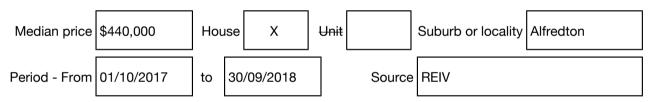
3 Paramount Parade, Alfredton Vic 3350

Indicative selling price

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

Range between \$675,000	&	\$695,000
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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.

Ad	dress 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.

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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.



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Rooms: 6 Property Type: Land (Res) Agent Comments Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@hockingstuart.com.au

Indicative Selling Price \$675,000 - \$695,000 Median House Price Year ending September 2018: \$440,000

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

buston	20 Regal Dr ALFREDTON 3350 (REI/VG) 4 2 2 2 Price: \$700,000 Method: Private Sale Date: 23/05/2018 Rooms: - Property Type: House Land Size: 510 sqm approx	Agent Comments
buston	10 Insignia Blvd ALFREDTON 3350 (REI/VG) 4 2 2 2 Price: \$685,000 Method: Private Sale Date: 16/02/2018 Rooms: - Property Type: House (Res) Land Size: 596 sqm approx	Agent Comments
	2 Paramount Pde ALFREDTON 3350 (REI/VG) 4 2 2 2 Price: \$650,000 Method: Private Sale Date: 30/01/2018 Rooms: 6 Property Type: House (Res) Land Size: 564 sqm approx	Agent Comments

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