Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property of	ffered for sale	9
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Including suburb or	
locality and postcode	

Indicative selling price

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

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

Median sale price

Median price	\$455,000	Pro	perty Type	House		Suburb	Alfredton
Period - From	12/09/2018	to	11/09/2019		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price

1	20 Regal Dr ALFREDTON 3350	\$700,000	23/05/2018
2	141 Aspect Pde ALFREDTON 3350	\$672,500	06/11/2018
3	3 Paramount Pde ALFREDTON 3350	\$650,000	21/02/2019

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 18 months.

This Statement of Information was prepared on:	16/09/2019

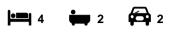


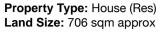
Date of sale

hockingstuart

Katie Hewitt 5329 2500 0400910102 khewitt@hockingstuart.com.au

Indicative Selling Price \$675,000 - \$695,000 **Median House Price** 12/09/2018 - 11/09/2019: \$455.000





Agent Comments



Located just meters from the Ballarat Golf Club and championship golf course on a large 706m2 (approx.) allotment is this spacious family home. Open plan kitchen/meals/living area with walk-in pantry, 900mm gas cooktop & electric oven, dishwasher and stone benchtops. Sliding doors lead out to the undercover alfresco and private back yard perfect for entertaining and for the kids to play. Four generously sized bedrooms all with BIR's, master bedroom with walk in robe and ensuite, main bathroom with bath and separate toilet plus two spacious living zones.

Comparable Properties



20 Regal Dr ALFREDTON 3350 (REI/VG)

Price: \$700,000 Method: Private Sale Date: 23/05/2018 Property Type: House Land Size: 510 sqm approx **Agent Comments**



141 Aspect Pde ALFREDTON 3350 (REI/VG)





Price: \$672.500 Method: Private Sale Date: 06/11/2018 Property Type: House Land Size: 664 sqm approx **Agent Comments**

Agent Comments



3 Paramount Pde ALFREDTON 3350 (REI/VG)





Price: \$650,000 Method: Private Sale Date: 21/02/2019 Property Type: House Land Size: 468 sqm approx

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