

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

138 Aspect 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

Median sale price

Median price \$455,000

Property 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	Date of sale
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

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



4 2 2

Property Type: House (Res)**Land Size:** 706 sqm approx

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)**

Agent Comments

4 2 2

Price: \$700,000**Method:** Private Sale**Date:** 23/05/2018**Property Type:** House**Land Size:** 510 sqm approx**141 Aspect Pde ALFREDTON 3350 (REI/VG)**

Agent Comments

4 - -

Price: \$672,500**Method:** Private Sale**Date:** 06/11/2018**Property Type:** House**Land Size:** 664 sqm approx**3 Paramount Pde ALFREDTON 3350 (REI/VG)**

Agent Comments

4 2 2

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