

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

12 Bellington Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$680,000

&

\$740,000

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	5 Insignia Blvd ALFREDTON 3350	\$759,000	15/03/2018
2	20 Regal Dr ALFREDTON 3350	\$700,000	23/05/2018
3	10 Insignia Blvd ALFREDTON 3350	\$685,000	16/02/2018

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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Rooms:**Property Type:** Land (Res)**Land Size:** 586 sqm approx

Agent Comments

Set on a 586m2 (approx.) allotment within a short stroll to the Insignia Central Park and Ballarat Golf Club is this phenomenal family home. Designed to accommodate the demands of a growing family, this quality-built home is sure to impress with its three living zones and practical floor plan. Open plan kitchen/meals/living featuring a large walk in pantry, 900mm stainless steel freestanding oven and cooktop, dishwasher and stone benchtops.

Comparable Properties

**5 Insignia Blvd ALFREDTON 3350 (REI/VG)**

Agent Comments

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Price: \$759,000**Method:** Private Sale**Date:** 15/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 752 sqm approx**20 Regal Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

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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

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Price: \$685,000**Method:** Private Sale**Date:** 16/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 596 sqm approx