

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

1 Insignia Boulevard, Alfredton Vic 3350

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$455,000

Property Type House

Suburb Alfredton

Period - From 10/10/2018

to

09/10/2019

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	119 Aspect Pde ALFREDTON 3350	\$670,000	17/04/2019
2	7 Alfredton Dr ALFREDTON 3350	\$665,000	11/04/2019
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:

10/10/2019 11:03

1 Insignia Boulevard, Alfredton Vic 3350



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Indicative Selling Price

\$600,000 - \$660,000

Median House Price

10/10/2018 - 09/10/2019: \$455,000



4 2 2

Property Type: House (Res)

Land Size: 795 sqm approx

Agent Comments

Comparable Properties



119 Aspect Pde ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$670,000

Method: Private Sale

Date: 17/04/2019

Property Type: House (Res)

Land Size: 577 sqm approx



7 Alfredton Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 4

Price: \$665,000

Method: Private Sale

Date: 11/04/2019

Property Type: House (Res)

Land Size: 995 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

Account - Biggin & Scott | P: 03 5331 3911



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.