

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

5 Insignia Boulevard, Alfredton Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$759,000

&

\$799,000

Median sale price

Median price \$418,000

House

X

Unit

Suburb or locality

Alfredton

Period - From 01/01/2017

to

31/12/2017

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	1740 Sturt St ALFREDTON 3350	\$855,000	04/01/2018
2	1786 Sturt St ALFREDTON 3350	\$795,000	08/03/2017
3	10 Sapphire Dr ALFREDTON 3350	\$730,000	04/05/2017

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.



4
 2
 2

Rooms: 6

Property Type: Land (Res)

Agent Comments

Located on a 752m2 (approx..) block within a short stroll to the Insignia Central Park in a family friendly street is this phenomenal family home. Spacious and open plan kitchen/meals/living area with gas log fire and plenty of natural light overlooking the landscaped surrounds. The kitchen boasts a large butler's pantry with 2nd oven, 900mm smeg stainless steel cooking appliances including dishwasher, stone benchtops and ample cupboard space. Sliding doors lead out to the private alfresco with outdoor kitchen and merbau decking creating indoor/outdoor dining and living area.

Comparable Properties



1740 Sturt St ALFREDTON 3350 (REI)

Agent Comments

4
 4
 2

Price: \$855,000

Method: Private Sale

Date: 04/01/2018

Rooms: -

Property Type: House

Land Size: 510 sqm approx



1786 Sturt St ALFREDTON 3350 (REI/VG)

Agent Comments

4
 3
 2

Price: \$795,000

Method: Private Sale

Date: 08/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 771 sqm approx



10 Sapphire Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4
 2
 2

Price: \$730,000

Method: Private Sale

Date: 04/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 423 sqm approx