

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

21 Monaghan Terrace, Alfredton Vic 3350

Indicative selling price

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

Range between \$535,000

&

\$555,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb or locality

Alfredton

Period - From 01/01/2018

to

31/12/2018

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	7 Drysdale Ct ALFREDTON 3350	\$575,000	15/03/2018
2	18 Dorset Dr ALFREDTON 3350	\$552,500	26/10/2018
3	35 Alfredton Dr ALFREDTON 3350	\$550,000	30/05/2018

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.

Matthew Wiltshire

5329 2500

0487000873

mwiltshire@hockingstuart.com.au

Indicative Selling Price

\$535,000 - \$555,000

Median House Price

Year ending December 2018: \$440,000



4
 2
 2

Rooms: 6**Property Type:** Land

Agent Comments

From the imposing contemporary façade, this spacious newly built home located in Alfredton has been built with premium quality finishes throughout by renowned Ballarat builder Hudson Ridge. Timber flooring, Soft close joinery throughout, 40mm CaesarStone bench tops in kitchen, Gas log fire place, Gas Central Heating, Evaporative Cooling and 2550mm Square set ceilings set the tone for this impressive residence. The freshly landscaped gardens offer a fresh clean feel, literally meaning you don't have to lift a finger and can simply move in and make it yours!

Comparable Properties

**7 Drysdale Ct ALFREDTON 3350 (REI/VG)**

Agent Comments

4
 2
 2

Price: \$575,000**Method:** Private Sale**Date:** 15/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 900 sqm approx**18 Dorset Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

4
 2
 2

Price: \$552,500**Method:** Private Sale**Date:** 26/10/2018**Rooms:** 9**Property Type:** House**Land Size:** 750 sqm approx**35 Alfredton Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

4
 2
 2

Price: \$550,000**Method:** Private Sale**Date:** 30/05/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 750 sqm approx