

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb and
postcode

119 Aspect Parade, Alfredton Vic 3350

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

Range between \$675,000

&

\$695,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb 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 two kilometres of the property for sale in the last six 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		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price

\$675,000 - \$695,000

Median House Price

Year ending December 2018: \$440,000



Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Beautifully presented quality home in the much sought after Insignia Estate . Only minutes walk to the Ballarat Golf Course clubhouse, and close to the Ballarat Aquatic Centre, Ballarat High School, Colleges, shops, cafe and Lucas Shopping Centre, the location is perfect! The home consists of 2 generous living areas plus a study (or 4th bedroom), top quality finishing throughout are complimented by the high square set ceilings, giving the home a luxurious feel.

Comparable Properties

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