

Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@hockingstuart.com.au

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

						٤	section 47	AF	of the Estate	Age	ents Act 1980	
Property offered	for s	sale										
Address Including suburb and postcode		119 Aspect Parade, Alfredton Vic 3350										
Indicative selling	pric	e										
For the meaning of	this p	orice see	e con	sum	er.vic.gov.	au/und	derquoting					
Range between	000	00 & \$695,00				695,000						
Median sale price	е											
Median price \$4	\$440,000			House X					Suburb		Alfredton	
Period - From 01	01/01/2018 to				/12/2018	Source	RE	REIV				
Comparable prop	erty	sales	(*De	lete	A or B b	elow	as applica	ble	e)			
	t the	estate a							property for sake to be most co			
Address of comparable property									Price		Date of sale	
1												
2										T		
3												
OR												
<b>.</b>		·										

The estate agent or agent's representative reasonably believes that fewer than three comparable В\* 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



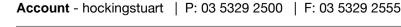


Agent Comments

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

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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