

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

29 Evergreen Drive, Alfredton Vic 3350

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

Range between \$1,075,000

&

\$1,150,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/04/2018

to

31/03/2019

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 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	13 St Leger CI NEWINGTON 3350	\$1,315,000	17/02/2018
2	29 Prince Of Wales Blvd ALFREDTON 3350	\$1,155,000	26/02/2018
3	26 Victoria Av LAKE WENDOUREE 3350	\$1,060,000	31/03/2018

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.



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Rooms: 6**Property Type:** Land (Res)**Land Size:** 713 sqm approx

Agent Comments

Located in Insignia's premier location 'The Point', this exceptional family home reveals some spectacular surprises. Perfectly harmonised, this striking home features soft timber floors and a neutral colour palette. Clean precise lines define the living and entertaining areas which include huge open plan kitchen living and dining rooms, opening to the solar heated pool and spa, perfect for indoor/outdoor relaxation with family and friends. The elite kitchen integrates perfectly with the outdoor entertaining area and is designed for those who love to entertain.

Comparable Properties

**13 St Leger CI NEWINGTON 3350 (REI/VG)**

Agent Comments

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Price: \$1,315,000**Method:** Private Sale**Date:** 17/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 719 sqm approx**29 Prince Of Wales Blvd ALFREDTON 3350 (REI/VG)**

Agent Comments

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Price: \$1,155,000**Method:** Private Sale**Date:** 26/02/2018**Rooms:** 8**Property Type:** House (Res)**Land Size:** 507 sqm approx**26 Victoria Av LAKE WENDOUREE 3350 (REI/VG)**

Agent Comments

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Price: \$1,060,000**Method:** Private Sale**Date:** 31/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 561 sqm approx