hockingstuart

Jamie Gepp 0459 201 710 jgepp@hockingstuart.com.au

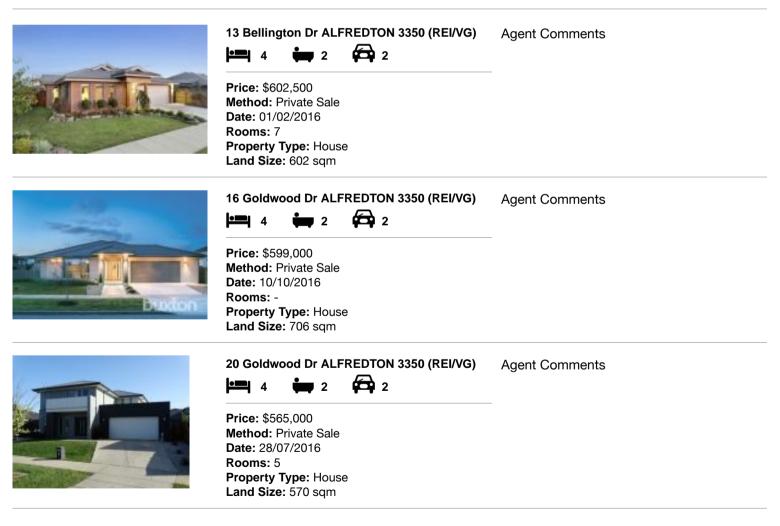




Rooms: 8 Property Type: Land Land Size: 502 sqm Agent Comments Indicative Selling Price \$595,000 - \$645,000 Median House Price Year ending March 2017: \$410,000

If you are looking for quality family living opportunity in one of Ballarat's most desired locations, Insignia, this home under construction is the answer. Just imagine the moment you enter this home, its 12 foot ceilings in the welcoming entry area will deliver a feeling that you are somewhere unique and special. From there the experience will only be enhanced. In particular the kitchen dining area that blends seamlessly through to the stunningly entertaining north facing Alfresco, complete with Mirbeau decking, is a highlight of the property

Comparable Properties



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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 andpostcode 19 Signature Drive, Alfredton Vic 3350

Indicative selling price

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

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Median sale price

Median price	\$410,000	Н	ouse	Х	Suburb or loc	cality	Alfredton
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	Ι

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
13 Bellington Dr ALFREDTON 3350	\$602,500	01/02/2016
16 Goldwood Dr ALFREDTON 3350	\$599,000	10/10/2016
20 Goldwood Dr ALFREDTON 3350	\$565,000	28/07/2016

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