



4 2 2

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



13 Bellington Dr ALFREDTON 3350 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$602,500
Method: Private Sale
Date: 01/02/2016
Rooms: 7
Property Type: House
Land Size: 602 sqm



16 Goldwood Dr ALFREDTON 3350 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$599,000
Method: Private Sale
Date: 10/10/2016
Rooms: -
Property Type: House
Land Size: 706 sqm



20 Goldwood Dr ALFREDTON 3350 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$565,000
Method: Private Sale
Date: 28/07/2016
Rooms: 5
Property Type: House
Land Size: 570 sqm

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

19 Signature Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$595,000

&

\$645,000

Median sale price

Median price \$410,000

House

X

Suburb or locality

Alfredton

Period - From 01/04/2016

to

31/03/2017

Source REIV

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