

Katie Hewitt 5329 2500 0400910102 khewitt@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 198			
Property offered f	or sale			
Addre Including suburb locality andpostco	or	43 Aspect Parade, Alfredton Vic 3350		
Indicative selling	price			
For the meaning of th	nis price see consumer.vic.ç	gov.au/underquoting		
Single price \$4	140,000			
Median sale price	*			
Median price	House	Unit Subi	urb or locality Al	fredton
Period - From	to	Source		
Comparable property sales (*Delete A or B below as applicable)				
	ne three properties sold with onths that the estate agent o erty for sale.	•	•	
Address of comparable property			Price	Date of sale
1 9 Prince Of Wales Blvd ALFREDTON 3350			\$415,000	08/08/2018
2 12 Insignia Blvd ALFREDTON 3350			\$365,000	20/07/2018
3 36 Arch Dr ALFREDTON 3350			\$352,500	21/08/2018

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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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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> **Indicative Selling Price** \$440,000 No median price available



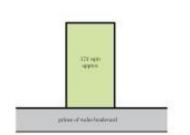
Property Type: Land (Res) Land Size: 693 sqm approx

Agent Comments



Titled, partially fenced & ready to build on is this 699m2 (approx.) allotment in the now sold out prestigious Insignia estate on the edge of the championship 18-hole golf course. Nestled along an established tree lined street and surrounded by quality and established houses, this block will enable you to build your dream home! Located directly across from the 'Insignia Central Park' offering stunning views of the park and golf course and positioned within walking distance to Prince of Wales Park, linking you through to Lake Wendouree and the Botanical Gardens.

Comparable Properties



9 Prince Of Wales Blvd ALFREDTON 3350

(REI/VG)

Price: \$415.000 Method: Private Sale Date: 08/08/2018

Rooms: -

Property Type: Land Land Size: 572 sqm approx Agent Comments



12 Insignia Blvd ALFREDTON 3350 (REI/VG)

Price: \$365,000 Method: Private Sale Date: 20/07/2018

Rooms: -

Property Type: Land (Res) Land Size: 722 sqm approx **Agent Comments**



36 Arch Dr ALFREDTON 3350 (REI)

Price: \$352.500 Method: Private Sale Date: 21/08/2018

Rooms: -

Property Type: Land

Agent Comments

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