

Statement of Information

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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

43 Aspect Parade, Alfredton Vic 3350

Indicative selling price

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

Single price \$440,000

Median sale price*

Median price House Unit Suburb or locality Alfredton

Period - From to Source

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	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.

* 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



Rooms:

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)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 08/08/2018

Rooms: -

Property Type: Land

Land Size: 572 sqm approx



12 Insignia Blvd ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 20/07/2018

Rooms: -

Property Type: Land (Res)

Land Size: 722 sqm approx



36 Arch Dr ALFREDTON 3350 (REI)

Agent Comments



Price: \$352,500

Method: Private Sale

Date: 21/08/2018

Rooms: -

Property Type: Land