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

116 Aspect Parade, Alfredton Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$850,000		&		\$860,000	C		
Median sale pi	rice							
Median price	\$607,000	Pro	operty Type	Hou	ise		Suburb	Alfredton
Period - From	01/04/2024	to	31/03/2025		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	25 Signature Dr ALFREDTON 3350	\$725,000	23/01/2025
2	33 Signature Dr ALFREDTON 3350	\$1,110,000	15/02/2025
3	5 Evergreen Dr ALFREDTON 3350	\$1,175,000	09/01/2025

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 18 months.

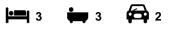
This Statement of Information was prepared on:

18/06/2025 13:12



BALLARAT





Property Type: House (Res) **Land Size:** 409 sqm approx Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> Indicative Selling Price \$850,000 - \$860,000 Median House Price Year ending March 2025: \$607,000

Comparable Properties

25 S	ignature Dr ALFREDTON 3350 (RE	I) Agent Comments				
13 C	• •	Agent Comments				
Price	Price: \$725,000					
Meth						
	e: 23/01/2025 Derty Type: House					
33 S	ignature Dr ALFREDTON 3350 (RE	I) Agent Comments				
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Price	e: \$1,110,000					
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5 Ev	ergreen Dr ALFREDTON 3350 (REI) Agent Comments				
 •=	3 🗰 2 🋱 2					
	e: \$1,175,000					
Meth	nod: : 09/01/2025					
	erty Type: House					

Account - Ballarat Property Agents | P: 03 5324 2408



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