

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

49 Willoby Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$440,000

&

\$460,000

Median sale price

Median price \$446,200

Property Type House

Suburb Alfredton

Period - From 01/07/2018

to 30/06/2019

Source 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.

	Address of comparable property	Price	Date of sale
1	44 Karol St ALFREDTON 3350	\$483,000	07/06/2019
2	9 Harmony Way ALFREDTON 3350	\$455,000	07/06/2019
3	17 Karol St ALFREDTON 3350	\$430,000	22/10/2018

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019



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Property Type: Land**Land Size:** 387 sqm approx

Agent Comments

Almost finished and ready to move in, 49 Willoby Drive, Alfredton is superb option for first home buyers, family buyers or investors looking for a no stress way into a new home. With all the benefits of a new build and none of the stress, this one won't last long! A quality Hudson Ridge build, this home features better than the norm quality and inclusions throughout. There are two separate living zones, four bedrooms; a Master with walk in robe and en suite, with the remaining bedrooms with built in robes.

Comparable Properties

**44 Karol St ALFREDTON 3350 (REI/VG)**

Agent Comments

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Price: \$483,000**Method:** Private Sale**Date:** 07/06/2019**Property Type:** House**Land Size:** 504 sqm approx**9 Harmony Way ALFREDTON 3350 (VG)**

Agent Comments

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Price: \$455,000**Method:** Sale**Date:** 07/06/2019**Property Type:** House (Res)**Land Size:** 490 sqm approx**17 Karol St ALFREDTON 3350 (REI/VG)**

Agent Comments

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Price: \$430,000**Method:** Private Sale**Date:** 22/10/2018**Property Type:** House**Land Size:** 485 sqm approx