

# 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

77 Dorset Drive, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$815,000

&

\$845,000

### Median sale price

Median price \$660,000

Property Type House

Suburb Alfredton

Period - From 01/01/2022

to 31/12/2022

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	75 Dorset Dr ALFREDTON 3350	\$840,000	17/03/2022
2	7 Canopy Av ALFREDTON 3350	\$830,000	08/06/2022
3	2 Montadale Ct ALFREDTON 3350	\$830,000	05/09/2022

**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:

22/03/2023 12:17

77 Dorset Drive, Alfredton Vic 3350



Leigh Hutchinson  
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**Indicative Selling Price**  
\$815,000 - \$845,000

**Median House Price**

Year ending December 2022: \$660,000



4 2 2

**Property Type:** House  
**Land Size:** 678 sqm approx  
**Agent Comments**

## Comparable Properties

75 Dorset Dr ALFREDTON 3350 (REI/VG)

**Agent Comments**

4 2 -

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 17/03/2022  
**Property Type:** House (Res)  
**Land Size:** 762 sqm approx

7 Canopy Av ALFREDTON 3350 (REI/VG)

**Agent Comments**

4 2 -

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 08/06/2022  
**Property Type:** House (Res)  
**Land Size:** 853 sqm approx



2 Montadale Ct ALFREDTON 3350 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 05/09/2022  
**Property Type:** House  
**Land Size:** 779 sqm approx

**Account** - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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