

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

85 Dyson Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$485,000

&

\$500,000

Median sale price

Median price \$445,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/01/2018

to

31/03/2018

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 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	3 Eleanor Dr LUCAS 3352	\$510,000	01/02/2017
2	39 Elaine Av ALFREDTON 3350	\$490,000	22/12/2017
3	3 Leicester Ct ALFREDTON 3350	\$485,000	02/10/2017

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.



Rooms:

Property Type: House (New - Detached)

Land Size: 576 sqm approx

Agent Comments

Comparable Properties



3 Eleanor Dr LUCAS 3352 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 01/02/2017

Rooms: 5

Property Type: House

Land Size: 576 sqm approx



39 Elaine Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 22/12/2017

Rooms: -

Property Type: House

Land Size: 850 sqm approx



3 Leicester Ct ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 02/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 820 sqm approx