

## 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

83 Alfredton 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 \$560,000 & \$580,000

#### Median sale price

Median price \$420,000 House ☒ Unit ☐ Suburb or locality Alfredton

Period - From 01/10/2016 to 30/09/2017 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	48 Cuzens Rd ALFREDTON 3350	\$580,000	04/10/2017
2	46 Belltower Av ALFREDTON 3350	\$555,000	06/09/2017
3	7 Alfredton Dr ALFREDTON 3350	\$545,000	17/11/2016

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.

83 Alfredton Drive, Alfredton Vic 3350



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**Indicative Selling Price**

\$560,000 - \$580,000

**Median House Price**

Year ending September 2017: \$420,000



4 2 3

**Rooms:**

**Property Type:** House

**Land Size:** 728 sqm approx

**Agent Comments**

## Comparable Properties



**48 Cuzens Rd ALFREDTON 3350 (REI)**

**Agent Comments**

4 2 5

**Price:** \$580,000

**Method:** Private Sale

**Date:** 04/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1023 sqm approx



**46 Belltower Av ALFREDTON 3350 (REI)**

**Agent Comments**

4 2 2

**Price:** \$555,000

**Method:** Private Sale

**Date:** 06/09/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 900 sqm approx



**7 Alfredton Dr ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$545,000

**Method:** Private Sale

**Date:** 17/11/2016

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 997 sqm approx