

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

lot 114 Willoby Drive, Alfredton Vic 3350

Indicative selling price

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

Range between

\$490,000

&

\$520,000

Median sale price

Median price

\$487,550

Property Type

House

Suburb

Alfredton

Period - From

01/10/2019

to

31/12/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	5 Sydney Way ALFREDTON 3350	\$520,000	24/07/2019
2	47 Willoby Dr ALFREDTON 3350	\$515,000	16/12/2019
3	51 Willoby Dr ALFREDTON 3350	\$480,000	08/01/2020

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/01/2020 09:58

lot 114 Willoby Drive, Alfredton Vic 3350



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Indicative Selling Price

\$490,000 - \$520,000

Median House Price

December quarter 2019: \$487,550



Property Type:

Agent Comments

Comparable Properties



5 Sydney Way ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 24/07/2019

Property Type: House

Land Size: 586 sqm approx



47 Willoby Dr ALFREDTON 3350 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 16/12/2019

Rooms: 8

Property Type: House

Land Size: 461 sqm approx



51 Willoby Dr ALFREDTON 3350 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 08/01/2020

Rooms: 5

Property Type: House (Res)

Land Size: 386 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.