

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

12 Amana Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$275,000

&

\$295,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/04/2017

to

30/06/2017

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	31 Willoby Dr ALFREDTON 3350	\$295,000	16/02/2016
2	21 Echo PI ALFREDTON 3350	\$292,500	29/06/2017
3	8 Amana Dr ALFREDTON 3350	\$287,500	12/03/2017

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.



3 2 2

Rooms: 5

Property Type: Townhouse
(Single)

Land Size: 175 sqm approx

Agent Comments

Indicative Selling Price

\$275,000 - \$295,000

Median House Price

June quarter 2017: \$440,000

Located only 3km to the brand new Lucas Town Centre this is perfect for the investor or owner occupier. Currently leased out on a periodic lease for \$310 per week this townhouse will suite the investor with a great return of 5.8% yield or available for vacant possession. The townhouse boasts 3 Bedrooms and 2 living. Upstairs consists of a master bedroom with WIR and ensuite, 2 remaining bedrooms both with BIR's and a separate bathroom and toilet. Downstairs you will find a large open plan kitchen living dining area, front formal living area, laundry and powder room.

Comparable Properties



31 Willoby Dr ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$295,000

Method: Private Sale

Date: 16/02/2016

Rooms: 5

Property Type: House (Res)

Land Size: 175 sqm approx



21 Echo Pl ALFREDTON 3350 (REI)

Agent Comments

2 2 1

Price: \$292,500

Method: Private Sale

Date: 29/06/2017

Rooms: -

Property Type: House (Res)



8 Amana Dr ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$287,500

Method: Private Sale

Date: 12/03/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 176 sqm approx