

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

40 Sorrento Drive, Alfredton, VIC 3350

### Indicative selling price

\$ 575,000 - \$595,000

Range between

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

### Median sale price

Median price  
\$ 442,000

House

\*Delete house or unit as applicable

Suburb  
ALFREDTON

Period  
13/12/2017 - 13/06/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



7 DRYSDALE COURT  
ALFREDTON

4 2 2

Normal Sale \$575,000  
Date Sold 15/03/2018  
Land 911 sqm



1 SAPPHIRE DRIVE  
ALFREDTON

3 2 2

Normal Sale \$600,000  
Date Sold 16/02/2019  
Land 516 sqm



19 PERENDALE STREET  
ALFREDTON

3 2 2

Normal Sale \$590,000  
Date Sold 26/07/2018  
Land 800 sqm