

177 Dyson Drive, Alfredton Vic 3350



Trevor Petrie

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Indicative Selling Price

\$695,000

Median House Price

March quarter 2022: \$695,500



4 2 5

Rooms: 7

Property Type: House

Land Size: 610 sqm approx

Agent Comments

Comparable Properties



45 Sydney Way ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000

Method: Private Sale

Date: 03/12/2021

Property Type: House (Res)

Land Size: 642 sqm approx



16 Anton Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000

Method: Private Sale

Date: 29/09/2021

Property Type: House (Res)

Land Size: 594 sqm approx



2 Oberon St ALFREDTON 3350 (REI/VG)

Agent Comments

5 2 2

Price: \$700,000

Method: Private Sale

Date: 18/08/2021

Property Type: House (Res)

Land Size: 743 sqm approx

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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

177 Dyson Drive, Alfredton Vic 3350

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$695,500

Property Type

House

Suburb

Alfredton

Period - From

01/01/2022

to

31/03/2022

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 18 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	45 Sydney Way ALFREDTON 3350	\$700,000	03/12/2021
2	16 Anton Dr ALFREDTON 3350	\$700,000	29/09/2021
3	2 Oberon St ALFREDTON 3350	\$700,000	18/08/2021

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 18 months.

This Statement of Information was prepared on:

19/04/2022 15:02