

# 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 28 Sorrento Drive, Alfredton 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$550,000 & \$570,000

### Median sale price

Median price \$502,500 Property type House Suburb Alfredton

Period - From 01/03/2020 to 28/02/2021 Source Corelogic

### 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
143 Dorset Drive, Alfredton 3350	\$575,000	06/11/2020
63 Wexford Street, Alfredton 3350	\$587,000	30/11/2020
16 Limerick Street, Alfredton 3350	\$595,000	21/01/2021

This Statement of Information was prepared on: 22/03/2021