

Lisa Eden-Horvat 03 5330 0500 0400 533 667

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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 of	fered	for	sale
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Address	26 Sorrento Drive, Alfredton Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$425,000

Median sale price

Median price	\$420,000	Hou	ıse X	Unit		Suburb or locality	Alfredton
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

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

Α* 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

Add	dress of comparable property	Price	Date of sale
1	14 Sorrento Dr ALFREDTON 3350	\$433,500	12/10/2016
2	38 Lawrie Dr ALFREDTON 3350	\$420,000	21/11/2017
3	58 Learmonth St ALFREDTON 3350	\$410,000	18/08/2017

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.

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Indicative Selling Price \$425,000 **Median House Price** Year ending September 2017: \$420,000

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Comparable Properties



14 Sorrento Dr ALFREDTON 3350 (REI/VG)





Price: \$433,500 Method: Private Sale Date: 12/10/2016 Rooms: 5

Property Type: House Land Size: 598 sqm approx

38 Lawrie Dr ALFREDTON 3350 (REI)







Price: \$420,000 Method: Private Sale Date: 21/11/2017 Rooms: -

Property Type: House (Res)

Land Size: 720 sqm approx



58 Learmonth St ALFREDTON 3350 (VG)

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Price: \$410,000 Method: Sale Date: 18/08/2017 Rooms: -

Property Type: House (Res) Land Size: 607 sqm approx

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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.

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Agent Comments

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