

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

26 Sorrento Drive, Alfredton Vic 3350

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 House ☒ 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)

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	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.



Rooms:

Property Type: Land (Res)

Agent Comments

Comparable Properties



14 Sorrento Dr ALFREDTON 3350 (REI/VG)

Agent Comments



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)

Agent Comments



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)

Agent Comments



Price: \$410,000

Method: Sale

Date: 18/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 607 sqm approx