

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

167 Dyson Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$495,000

&

\$544,500

Median sale price

Median price \$410,000

House

X

Unit

Suburb or locality

Alfredton

Period - From 01/07/2016

to

30/06/2017

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	9 Canopy Av ALFREDTON 3350	\$515,000	05/07/2017
2	9 Tangerine St ALFREDTON 3350	\$495,000	26/05/2017
3	43 Merino Dr ALFREDTON 3350	\$490,000	13/02/2017

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
Land Size: 594 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$544,500
Median House Price
Year ending June 2017: \$410,000

This magnificent family home in the popular Alfredton area will suit the modern growing family. Currently under construction to be completed in October 2017, it has a commanding master bedroom suite, measuring 7 metres by 6 metres, featuring 2 WIRs and an exquisite ensuite with double shower and double vanity. For the family another 3 accommodating bedrooms plus a study, 2 bathrooms, 2 generous living areas allow freedom to move around this amazingly appointed 35square plus home. Completed by quality floor coverings, double glazed windows and 2550mm square set ceilings.

Comparable Properties



9 Canopy Av ALFREDTON 3350 (REI)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 05/07/2017
Rooms: 10
Property Type: House
Land Size: 965 sqm approx



9 Tangerine St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 26/05/2017
Rooms: -
Property Type: House
Land Size: 612 sqm approx

43 Merino Dr ALFREDTON 3350 (VG)

Agent Comments



Price: \$490,000
Method: Sale
Date: 13/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 769 sqm approx