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 andpostcode

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 | Hou | ise 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.

| Ade | dress 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.

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propertydata

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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.



hockingstuart

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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)



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

Agent Comments



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

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