

## 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

51 Arch Drive, Alfredton Vic 3350

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$275,000

**Median sale price**

Median price \$420,000

House

X

Unit

Suburb or locality

Alfredton

Period - From 01/04/2017

to

31/03/2018

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	28 Sparkling CI ALFREDTON 3350	\$350,000	04/12/2017
2	9 Waterway Dr ALFREDTON 3350	\$349,000	10/11/2017
3	7 Scarlet Dr LAKE GARDENS 3355	\$237,000	29/01/2018

**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.

Tony Lockyer  
5331 2000  
0408 312 192  
tony@doepels.com.au

**Indicative Selling Price**  
\$275,000

**Median House Price**  
Year ending March 2018: \$420,000



**Rooms:**  
**Property Type:** Land (Res)  
**Land Size:** 303 sqm approx  
**Agent Comments**

## Comparable Properties



**28 Sparkling Cl ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 04/12/2017  
**Rooms:** -  
**Property Type:** Land (Res)  
**Land Size:** 480 sqm approx



**9 Waterway Dr ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$349,000  
**Method:** Private Sale  
**Date:** 10/11/2017  
**Rooms:** -  
**Property Type:** Land (Res)  
**Land Size:** 575 sqm approx



**7 Scarlet Dr LAKE GARDENS 3355 (REI/VG)**

**Agent Comments**



**Price:** \$237,000  
**Method:** Private Sale  
**Date:** 29/01/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 512 sqm approx