

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

100 Alfredton Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$545,000 & \$565,000

Median sale price

Median price \$458,500 Property Type House Suburb Alfredton

Period - From 30/09/2018 to 29/09/2019 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 18 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	66 Dorset Dr ALFREDTON 3350	\$565,000	15/06/2019
2	83 Alfredton Dr ALFREDTON 3350	\$550,000	08/10/2018
3	35 Alfredton Dr ALFREDTON 3350	\$550,000	30/05/2018

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 18 months.~~

This Statement of Information was prepared on:

30/09/2019 13:56

Matthew Wiltshire

5329 2500

0487000873

mwiltshire@hockingstuart.com.au

Indicative Selling Price

\$545,000 - \$565,000

Median House Price

30/09/2018 - 29/09/2019: \$458,500



4
 2
 4

Rooms: 6**Property Type:** House (Res)**Land Size:** 698 sqm approx

Agent Comments

Meticulously maintained, this delightful family home offers your chance to live the family dream, with an abundance of living, room to entertain whilst also offering plenty of space for the kids, it really has everything on offer! The side access plus drive through access to the large rear pergola/carport is a feature that is rarely seen, offering endless opportunities to entertain or store your cars, caravan or boat! Central heating & Evaporative cooling provide comfort no matter the season, whilst the smooth flow of the house give you the sense of peace & comfort.

Comparable Properties

**66 Dorset Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

4
 2
 2

Price: \$565,000**Method:** Private Sale**Date:** 15/06/2019**Property Type:** House**Land Size:** 578 sqm approx**83 Alfredton Dr ALFREDTON 3350 (VG)**

Agent Comments

4
 -
 -

Price: \$550,000**Method:** Sale**Date:** 08/10/2018**Property Type:** House (Res)**Land Size:** 729 sqm approx**35 Alfredton Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

4
 2
 2

Price: \$550,000**Method:** Private Sale**Date:** 30/05/2018**Property Type:** House (Res)**Land Size:** 750 sqm approx