

## 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

63 Dorset 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)

Range between

\$520,000

&

\$540,000

#### Median sale price

Median price

\$452,500

House

X

Unit

Suburb or locality

Alfredton

Period - From

01/07/2018

to

30/09/2018

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 Lawrie Dr ALFREDTON 3350	\$540,000	18/10/2018
2	76 Dorset Dr ALFREDTON 3350	\$540,000	29/01/2018
3	62 Learmonth St ALFREDTON 3350	\$519,000	24/05/2018

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 eighteen months.

63 Dorset Drive, Alfredton Vic 3350



**Rooms:**  
**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$520,000 - \$540,000  
**Median House Price**  
September quarter 2018: \$452,500

## Comparable Properties



**28 Lawrie Dr ALFREDTON 3350 (REI)**

**Agent Comments**



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 18/10/2018  
**Rooms:** -  
**Property Type:** House



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

**Agent Comments**



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 29/01/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 673 sqm approx



**62 Learmonth St ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$519,000  
**Method:** Private Sale  
**Date:** 24/05/2018  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 607 sqm approx