# 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

63 Dorset Drive, Alfredton Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$520,000		&		540,000				
Median sale price									
Median price	\$452,500	Hou	se 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.

Add	dress 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.

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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.









Rooms: Property Type: Land Agent Comments

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

## **Comparable Properties**



28 Lawrie Dr ALFREDTON 3350 (REI)



Price: \$540.000 Method: Private Sale Date: 18/10/2018 Rooms: -Property Type: House

Agent Comments



76 Dorset Dr ALFREDTON 3350 (REI/VG) <u>,</u> 4

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

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propertydata

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