

# 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

23 Magnetic 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 \$725,000 & \$745,000

### Median sale price

Median price \$457,000 Property Type House Suburb Alfredton

Period - From 01/10/2018 to 30/09/2019 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 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		
2		
3		

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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Katie Hewitt  
5329 2500  
0400910102

khewitt@hockingstuart.com.au

**Indicative Selling Price**

\$725,000 - \$745,000

**Median House Price**

01/10/2018 - 30/09/2019: \$457,000



5 2 2

**Property Type:** Land (Res)

Agent Comments

Cleverly designed and instantly inviting with a 7-star energy rating is this five-bedroom family home with an abundance of features that exudes quality. Spacious and open kitchen/meals/living area taking full advantage of the northerly aspect with oak timber floorboards, 900mm Electrolux appliances, stone benches incorporating a breakfast bench and enormous walk in pantry. Second living area/rumpus room with built in cabinetry central to 3 of the 5 bedrooms and large main bathroom with bath, shower and double vanities with separate powder room.

## Comparable Properties

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.