Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	43 Dorset Drive, Alfredton Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$580,000	&	\$600,000
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Median sale price

Median price	\$495,000	Pro	perty Type	House		Suburb	Alfredton
Period - From	29/10/2019	to	28/10/2020		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

Add	dress of comparable property	Price	Date of sale
1	14 Southdown Ct ALFREDTON 3350	\$595,000	03/12/2019
2	16 Alfredton Dr ALFREDTON 3350	\$590,500	24/02/2020
3	40 Robertson Dr ALFREDTON 3350	\$580,000	16/05/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	29/10/2020 10:34





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Indicative Selling Price \$580,000 - \$600,000 Median House Price 29/10/2019 - 28/10/2020: \$495,000





Property Type: House **Land Size:** 720 sqm approx

Agent Comments

Comparable Properties



14 Southdown Ct ALFREDTON 3350 (REI/VG)

1 5 **1** 2 **2**

Price: \$595,000 Method: Private Sale Date: 03/12/2019 Rooms: 6

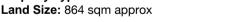
Property Type: House **Land Size:** 799 sqm approx



16 Alfredton Dr ALFREDTON 3350 (REI/VG)

4 - 2

Price: \$590,500
Method: Private Sale
Date: 24/02/2020
Property Type: House
Land Size: 864 sqm approx





40 Robertson Dr ALFREDTON 3350 (REI/VG)

4 🙀 2

Price: \$580,000 Method: Private Sale Date: 16/05/2019

Property Type: House (Res) **Land Size:** 987 sqm approx

Account - Biggin & Scott | P: 03 5331 3911





Agent Comments

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