

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

43 Dorset Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$580,000 & \$600,000

Median sale price

Median price \$495,000 Property 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	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 comparable properties 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



4 2 2

Property Type: House

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



14 Southdown Ct ALFREDTON 3350 (REI/VG)

Agent Comments

5 2 4

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)

Agent Comments

4 2 3

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)

Agent Comments

4 2 5

Price: \$580,000

Method: Private Sale

Date: 16/05/2019

Property Type: House (Res)

Land Size: 987 sqm approx