

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

14 Magnetic Drive, Alfredton Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$525,000

&

\$545,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/01/2018

to

31/12/2018

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 | 1a Goldwood Dr ALFREDTON 3350 | \$575,000 | 07/08/2018 |
| 2 | 2 Sparkling CI ALFREDTON 3350 | \$505,000 | 15/02/2018 |
| 3 | 1 Regal Dr ALFREDTON 3350 | \$500,000 | 04/04/2018 |

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.



3 2 2

Rooms: 5

Property Type: Land (Res)

Land Size: 352 sqm approx

Agent Comments

Indicative Selling Price

\$525,000 - \$545,000

Median House Price

Year ending December 2018: \$440,000

This classically inspired contemporary home showcases a strong sense of refinement. With a quality rich finish, it provides well-proportioned zones for living, dining and entertaining. Located at the front of the home, the lovely formal lounge features a gas log fire and offers a quiet spot for contemplation. Designed for effortless meal preparation, the gourmet kitchen is well equipped with stone benches, 900mm oven and dishwasher. This relaxing family area is surrounded by windows and doors which entice you out into the private rear garden.

Comparable Properties



1a Goldwood Dr ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$575,000

Method: Private Sale

Date: 07/08/2018

Rooms: -

Property Type: House



2 Sparkling Ct ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$505,000

Method: Private Sale

Date: 15/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 314 sqm approx



1 Regal Dr ALFREDTON 3350 (REI)

Agent Comments

3 2 2

Price: \$500,000

Method: Private Sale

Date: 04/04/2018

Rooms: 4

Property Type: House