

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

18 Dorset Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$550,000

&

\$570,000

Median sale price

Median price \$442,000

House

X

Unit

Suburb or locality Alfredton

Period - From 01/04/2018

to

30/06/2018

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	5 Dorset Dr ALFREDTON 3350	\$590,000	09/01/2018
2	26 Boulevarde Dr ALFREDTON 3350	\$568,000	06/07/2018
3	35 Alfredton Dr ALFREDTON 3350	\$550,000	30/05/2018

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.

18 Dorset Drive, Alfredton Vic 3350

Lisa Eden-Horvat

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Indicative Selling Price

\$550,000 - \$570,000

Median House Price

June quarter 2018: \$442,000



 4  2  2

Rooms:

Property Type: House

Land Size: 751 sqm approx

Agent Comments

Comparable Properties



5 Dorset Dr ALFREDTON 3350 (REI/VG)

Agent Comments

 4  2  3

Price: \$590,000

Method: Private Sale

Date: 09/01/2018

Rooms: -

Property Type: House (Res)



26 Boulevard Dr ALFREDTON 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$568,000

Method: Private Sale

Date: 06/07/2018

Rooms: 5

Property Type: House

Land Size: 1039 sqm approx



35 Alfredton Dr ALFREDTON 3350 (REI)

Agent Comments

 4  2  2

Price: \$550,000

Method: Private Sale

Date: 30/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 750 sqm approx