

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

241 Dyson Drive, Alfredton Vic 3350

Indicative selling price

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

Single price

\$579,000

Median sale price

Median price

\$606,250

Property Type

House

Suburb

Alfredton

Period - From

01/07/2021

to

30/09/2021

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 | 18 Lorensini Rd LUCAS 3350 | \$595,000 | 12/09/2021 |
| 2 | 39 Oshannassy Pde LUCAS 3350 | \$585,000 | 05/10/2021 |
| 3 | 35 Karol St ALFREDTON 3350 | \$585,000 | 10/03/2021 |

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:

01/11/2021 08:20

241 Dyson Drive, Alfredton Vic 3350



Leigh Hutchinson

5337 0036

0407 861 960

leigh@doepels.com.au

Indicative Selling Price

\$579,000

Median House Price

September quarter 2021: \$606,250



Property Type: Hobby Farm < 20 ha

Land Size: 34008 sqm approx

Agent Comments

Comparable Properties



18 Lorensini Rd LUCAS 3350 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 12/09/2021

Property Type: House (Res)

Land Size: 392 sqm approx



39 Oshannassy Pde LUCAS 3350 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 05/10/2021

Property Type: House



35 Karol St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 10/03/2021

Property Type: House

Land Size: 485 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.