

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sa	le
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Address	20 Signature Drive, Alfredton Vic 3350
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between \$435,000	&	\$465,000
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#### Median sale price

Median price	\$420,000	Hou	use X	Unit		Suburb or locality	Alfredton
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

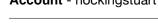
#### Comparable property sales (\*Delete A or B below as applicable)

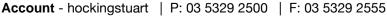
A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	73 Alfredton Dr ALFREDTON 3350	\$485,000	28/11/2016
2	8 Carrum St ALFREDTON 3350	\$465,000	21/04/2017
3	5 Regal Dr ALFREDTON 3350	\$445,000	16/05/2017

#### 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.





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## hockingstuart





Rooms:

Property Type: Land Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price \$435,000 - \$465,000 **Median House Price** 

Year ending September 2017: \$420,000

This modern home features a light filled and an open plan kitchen/meals/living area with quality bench tops, 900ml stainless steel oven and dishwasher. Glass sliding doors open from the dining area on to the rear timber deck overlooking the low maintenance and landscaped rear yard. Master bedroom with WIR & ensuite, two remaining bedrooms are of a good size and include BIRS. Stylish main bathroom with bath, shower, vanity and separate toilet. Further features of this functional home include gas central heating, reverse cycle a/c, quality fittings and finishes throughout.

### Comparable Properties



73 Alfredton Dr ALFREDTON 3350 (REI/VG)





Price: \$485,000 Method: Private Sale Date: 28/11/2016

Rooms: -

Property Type: House (Res) Land Size: 729 sqm approx

Agent Comments



8 Carrum St ALFREDTON 3350 (VG)





Price: \$465,000 Method: Sale Date: 21/04/2017

Rooms: -

Property Type: House (Res) Land Size: 612 sqm approx

**Agent Comments** 



5 Regal Dr ALFREDTON 3350 (REI/VG)

**1** 3





Price: \$445,000 Method: Private Sale Date: 16/05/2017

Rooms: 5 Property Type: House (Res) Land Size: 309 sqm approx

**Agent Comments** 

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