

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

20 Signature Drive, Alfredton Vic 3350

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

Range between \$435,000

&

\$465,000

Median sale price

Median price \$420,000

House

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.

	Address 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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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)

Agent Comments

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Price: \$485,000
Method: Private Sale
Date: 28/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 729 sqm approx



8 Carrum St ALFREDTON 3350 (VG)

Agent Comments

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Price: \$465,000
Method: Sale
Date: 21/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 612 sqm approx



5 Regal Dr ALFREDTON 3350 (REI/VG)

Agent Comments

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Price: \$445,000
Method: Private Sale
Date: 16/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 309 sqm approx