

Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@hockingstuart.com.au

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

Property offered for sale	<b>Property</b>	offered	for	sale
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Period - From 01/07/2016

A Including sul locality andpo	ourb or	14 Creekstone Drive, Alfredton Vic 3350							
Indicative sell	ing price								
For the meaning	of this price see	consum	ner.vic.gov.a	au/underquoting					
Range between	\$365,000		&	\$395,000					
Median sale p	rice								
Median price	\$410,000	House	X	Unit	Suburb or locality	Alfredton			

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

to

30/06/2017

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.

Source REIV

Ad	dress of comparable property	Price	Date of sale
1	44 Creekstone Dr ALFREDTON 3350	\$400,000	20/12/2016
2	10 Creekstone Dr ALFREDTON 3350	\$390,000	19/10/2016
3	12 Creekstone Dr ALFREDTON 3350	\$375,000	16/08/2017

#### 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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> Indicative Selling Price \$365,000 - \$395,000 **Median House Price** Year ending June 2017: \$410,000





Rooms: 6

Property Type: House Agent Comments



Located only 2 minutes to the brand new Lucas Town Centre. Currently leased out on a periodic lease for \$380 per week this family home will suite the investor with a great return of approx. 5.4% yield or available for vacant possession. The home boasts 4 Bedrooms, 2 living plus study. The large master bedroom situated at the front of the home has a WIR and ensuite and 3 remaining bedrooms all with BIR's and a separate bathroom and toilet. Open plan kitchen dining and living at the rear of the home and a separate lounge. Further features include central heating, DLUG.

## Comparable Properties



44 Creekstone Dr ALFREDTON 3350 (REI/VG)

Price: \$400,000 Method: Private Sale Date: 20/12/2016

Rooms: -

Property Type: House Land Size: 712 sqm approx



10 Creekstone Dr ALFREDTON 3350 (REI/VG)

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Price: \$390,000 Method: Private Sale Date: 19/10/2016

Rooms: -

Property Type: House (Res) Land Size: 616 sqm approx



12 Creekstone Dr ALFREDTON 3350 (REI)

Price: \$375,000 Method: Private Sale Date: 16/08/2017

Rooms: -

**-**

Property Type: House

**Agent Comments** 

**Agent Comments** 

Agent Comments

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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.

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