

## 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

14 Creekstone Drive, Alfredton Vic 3350

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$365,000

&amp;

\$395,000

**Median sale price**

Median price \$410,000 House ☒ Unit ☐ Suburb or locality Alfredton

Period - From 01/07/2016

to

30/06/2017

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	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.



4   
 2   
 2

**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)** Agent Comments

4   
 2   
 2

**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)** Agent Comments

3   
 2   
 2

**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)** Agent Comments

4   
 2   
 2

**Price:** \$375,000

**Method:** Private Sale

**Date:** 16/08/2017

**Rooms:** -

**Property Type:** House