hockingstuart

Statement of Information

Katie Hewitt 5329 2500 0400910102 khewitt@hockingstuart.com.au

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 andpostcode

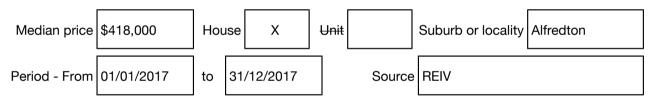
14 Carbine Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$365,000	&	\$385,000
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Median sale price



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.

Ade	dress of comparable property	Price	Date of sale
1	15 Wilmott St LUCAS 3350	\$385,000	18/01/2018
2	5 Naroo St ALFREDTON 3350	\$375,000	23/03/2017
3	28 Craven St LUCAS 3350	\$365,000	29/11/2017

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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propertydata

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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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Katie Hewitt 5329 2500





Rooms: 5 Property Type: Land (Res) Agent Comments 0400910102 khewitt@hockingstuart.com.au Indicative Selling Price \$365,000 - \$385,000

\$365,000 - \$385,000 **Median House Price** Year ending December 2017: \$418,000

Located along a quiet street in the established Chase Estate is this immaculately presented house that you will feel instantly at home in. Spacious open plan kitchen/meals/living area with 900mm stainless steel appliances, dishwasher, stone benches and two set of glass sliding doors opening out to the private entertaining area and and enclosed backyard. Large master bedroom incorporates a walk in robe and full ensuite while the other two bedrooms are generously sized and have built in robes. The main bathroom is centrally located with separate bath, shower and toilet.

Comparable Properties

15 Wilmott St LUCAS 3350 (REI) 3 2 2 2 Price: \$385,000 Method: Private Sale Date: 18/01/2018 Rooms: - Property Type: House (Res) Land Size: 521 sqm approx	Agent Comments
5 Naroo St ALFREDTON 3350 (VG) 3	Agent Comments
28 Craven St LUCAS 3350 (REI) 3 2 2 2 Price: \$365,000 Method: Private Sale Date: 29/11/2017 Rooms: 6 Property Type: House Land Size: 403 sqm approx	Agent Comments

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