

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 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

Median sale price

Median price \$418,000

House

X

Unit

Suburb or locality

Alfredton

Period - From 01/01/2017

to

31/12/2017

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	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.



3 2 2

Rooms: 5**Property Type:** Land (Res)

Agent Comments

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 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)**

Agent Comments

3 2 2

Price: \$385,000**Method:** Private Sale**Date:** 18/01/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 521 sqm approx**5 Naroo St ALFREDTON 3350 (VG)**

Agent Comments

3 - -

Price: \$375,000**Method:** Sale**Date:** 23/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 576 sqm approx**28 Craven St LUCAS 3350 (REI)**

Agent Comments

3 2 2

Price: \$365,000**Method:** Private Sale**Date:** 29/11/2017**Rooms:** 6**Property Type:** House**Land Size:** 403 sqm approx