# **buxton**

### STATEMENT OF INFORMATION

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

25 Dyson Drive, Alfredton

#### Indicative selling price

\$450,000 - \$470,000

Range between

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

### Median sale price

Median price \$ 422,500

House
\*Delete house or unit as applicable

Suburb ALFREDTON

Period 23/06/2018 - 20/12/2018

Source Price Finder

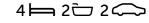
#### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



## 3 THE TERRACE ALFREDTON

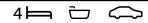
**Agents Advice - Sale** \*\$495,000 **Date Sold** 08/10/2018 **Land** 822 sgm





## 31 OSHANNASSY PARADE LUCAS

Normal Sale \$472,000 Date Sold 19/10/2018 Land 514 sgm



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## 85 DYSON DRIVE ALFREDTON

Normal Sale \$490,000 Date Sold 25/07/2018 Land 576 sqm