

## 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](http://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**

4 2 2

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



**31 OSHANNASSY PARADE  
LUCAS**

4

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



**85 DYSON DRIVE  
ALFREDTON**

4 2 2

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