

# 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

168 Cuthberts Road, 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 \$490,000 & \$510,000

### Median sale price

Median price \$455,000 Property Type House Suburb Alfredton

Period - From 20/09/2018 to 19/09/2019 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 18 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	180 Cuthberts Rd ALFREDTON 3350	\$520,000	28/04/2019
2	181 Cuthberts Rd ALFREDTON 3350	\$492,500	03/09/2019
3	19 Dyson Dr ALFREDTON 3350	\$492,000	18/06/2019

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 18 months.~~

This Statement of Information was prepared on:

20/09/2019 10:02



4 2 2

**Property Type:** House

**Land Size:** 800 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$490,000 - \$510,000

**Median House Price**

20/09/2018 - 19/09/2019: \$455,000

Behind the lush green hedge lies your dream home, immaculate, private and welcoming. Period style features such as bay windows and lace fretwork on the porch add character to the modern 4-bedroom home. The formal lounge at the front of the home is light and bright, with large windows offering views over the porch and out onto the lovely garden. Follow the hallway to the open plan living area which includes the centrally heated family and dining areas and a smart contemporary kitchen.

## Comparable Properties



**180 Cuthberts Rd ALFREDTON 3350 (REI/VG)** [Agent Comments](#)

3 2 2

**Price:** \$520,000

**Method:** Private Sale

**Date:** 28/04/2019

**Property Type:** House

**Land Size:** 800 sqm approx



**181 Cuthberts Rd ALFREDTON 3350 (REI)** [Agent Comments](#)

4 2 3

**Price:** \$492,500

**Method:** Private Sale

**Date:** 03/09/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 804 sqm approx



**19 Dyson Dr ALFREDTON 3350 (REI/VG)** [Agent Comments](#)

4 2 6

**Price:** \$492,000

**Method:** Private Sale

**Date:** 18/06/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 924 sqm approx