

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

41 Cuzens Road, Alfredton, VIC 3350

Indicative selling price

\$ 520,000 - \$550,000

Range between

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

Median sale price

Median price
\$ 434,300

House

*Delete house or unit as applicable

Suburb
ALFREDTON

Period
09/08/2018 - 05/02/2019

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



21 CALMA STREET
ALFREDTON

3 2 2

Normal Sale \$495,000
Date Sold 19/11/2018
Land 734 sqm



18 DORSET DRIVE
ALFREDTON

4 2 2

Normal Sale \$552,500
Date Sold 26/10/2018
Land 751 sqm



42 KAROL STREET
ALFREDTON

4

Normal Sale \$530,000
Date Sold 19/09/2018
Land 489 sqm