buxton

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

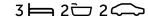
Comparable property sales

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

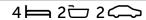
Normal Sale \$495,000 Date Sold 19/11/2018 Land 734 sqm





18 DORSET DRIVE ALFREDTON

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





42 KAROL STREET ALFREDTON

Normal Sale \$530,000 Date Sold 19/09/2018 Land 489 sqm 4 \(\tau \)