

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

201 Cuthberts Road, Alfredton, VIC 3350

Indicative selling price

\$ 365,000 - \$385,000

Range between

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

Median sale price

Median price
\$ 440,000

House

*Delete house or unit as applicable

Suburb
ALFREDTON

Period
31/10/2018 - 29/04/2019

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



25 MIMOSA AVENUE
ALFREDTON

4 2 2

Agents Advice - Sale *\$370,000
Date Sold 22/03/2019
Land 1084 sqm



21 CUTHBERTS ROAD
ALFREDTON

3 1 4

Normal Sale \$385,000
Date Sold 09/03/2019
Land 669 sqm



81 CUTHBERTS ROAD
ALFREDTON

4 2 1

Normal Sale \$355,000
Date Sold 26/11/2018
Land 710 sqm