

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 16 Cuthberts Road, Alfredton Vic 3350

Indicative selling price

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

Range between \$325,000 & \$350,000

Median sale price

Median price \$420,000 House X Unit Suburb Alfredton

Period - From 01/10/2016 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	6 Mimosa Av ALFREDTON 3350	\$320,000	19/09/2017
2	33 Lawrence St ALFREDTON 3350	\$317,000	02/09/2017
3	36 Victory Av ALFREDTON 3350	\$308,000	18/08/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 1 1

Rooms:
Property Type: House (Res)
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price

\$325,000 - \$350,000

Median House Price

Year ending September 2017: \$420,000

Investors and developers take note. Here is a great opportunity to secure a solid 3 bedroom brick home on nearly 700m2 with great street appeal in sought after Alfredton location, add to this the appeal of plans to build another dwelling on the allotment. That's right there are approved council plans to build another property on the block, making this opportunity very attractive in a well serviced area of Alfredton. The red brick home has spacious master bedroom with BIR, with a large kitchen dining area that adjoins the living area. There is an additional living area.

Comparable Properties



6 Mimosa Av ALFREDTON 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$320,000
Method: Private Sale
Date: 19/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 773 sqm approx



33 Lawrence St ALFREDTON 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$317,000
Method: Private Sale
Date: 02/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 613 sqm approx



36 Victory Av ALFREDTON 3350 (REI)

Agent Comments

3 1 3

Price: \$308,000
Method: Private Sale
Date: 18/08/2017
Rooms: 6
Property Type: House
Land Size: 778 sqm approx