

Nathan Baker 03 5330 0500 0439 302 288

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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	12 Cuthberts Road, Alfredton Vic 3350					
locality andpostcode						

Indicative selling price

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

Range between \$289,000	&	\$299,000
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Median sale price

Median price	\$440,000	Hou	se X	Unit		Suburb or locality	Alfredton
Period - From	01/04/2017	to	30/06/2017		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	77 Vale St ALFREDTON 3350	\$295,000	23/02/2017
2	8 Munro St ALFREDTON 3350	\$280,000	03/11/2016
3	9 Cuthberts Rd ALFREDTON 3350	\$265,000	23/06/2017

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 eighteen months.

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Indicative Selling Price \$289,000 - \$299,000 **Median House Price** June quarter 2017: \$440,000









Rooms:

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

Agent Comments

Comparable Properties



77 Vale St ALFREDTON 3350 (REI/VG)





Price: \$295,000 Method: Private Sale Date: 23/02/2017

Rooms: 5

Property Type: House Land Size: 666 sqm approx





Price: \$280,000 Method: Sale Date: 03/11/2016

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 612 sqm approx

9 Cuthberts Rd ALFREDTON 3350 (REI)



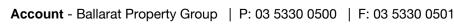


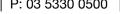


Price: \$265,000 Method: Private Sale Date: 23/06/2017

Rooms: 4

Property Type: House Land Size: 680 sqm approx









Agent Comments

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