

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
locality and postcode

12 Cuthberts Road, Alfredton Vic 3350

Indicative selling price

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

Range between \$289,000

&

\$299,000

Median sale price

Median price \$440,000

House

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.

	Address 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.~~

12 Cuthberts Road, Alfredton Vic 3350

Nathan Baker

03 5330 0500

0439 302 288

nathan@ballaratpropertygroup.com.au

Indicative Selling Price

\$289,000 - \$299,000

Median House Price

June quarter 2017: \$440,000



 3  - 

Rooms:

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



77 Vale St ALFREDTON 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$295,000

Method: Private Sale

Date: 23/02/2017

Rooms: 5

Property Type: House

Land Size: 666 sqm approx



8 Munro St ALFREDTON 3350 (VG)

Agent Comments

 3  -  -

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)

Agent Comments

 3  1  2

Price: \$265,000

Method: Private Sale

Date: 23/06/2017

Rooms: 4

Property Type: House

Land Size: 680 sqm approx