

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

1/120 Cuthberts Road, Alfredton Vic 3350

Indicative selling price

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

Single price

\$229,000

Median sale price

Median price

\$317,500

House

Unit

X

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	43 Warburton Dr LUCAS 3352	\$238,000	16/11/2017
2	2/36 Mimosa Av ALFREDTON 3350	\$228,000	30/08/2017
3	4/5 Munro St ALFREDTON 3350	\$210,000	06/12/2017

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.



Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price

\$229,000

Median Unit Price

Year ending September 2017: \$317,500

Comparable Properties



43 Warburton Dr LUCAS 3352 (REI)

Agent Comments



Price: \$238,000
Method: Private Sale
Date: 16/11/2017
Rooms: 4
Property Type: House
Land Size: 147 sqm approx



2/36 Mimosa Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$228,000
Method: Private Sale
Date: 30/08/2017
Rooms: -
Property Type: Unit
Land Size: 513 sqm approx



4/5 Munro St ALFREDTON 3350 (REI)

Agent Comments



Price: \$210,000
Method: Private Sale
Date: 06/12/2017
Rooms: -
Property Type: Unit