

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 5 Cuthberts Road Alfredton

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$310,000 & \$330,000




Median sale price

Median price: \$442,000 House Suburb: Alfredton
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales




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.

**19 Cuthberts Rd
ALFREDTON**

3   

Sold by Private Sale \$300,000
Date Sold 04/05/2017
Land 669 SqM


**18 Victory Av
ALFREDTON**

3  2  1 

A walk to schools, shopping, Lake Wendouree & a 4 minute drive into the CBD, this quiet street offers peaceful living in a

Sold by Private Sale \$317,500
Date Sold 27/02/2018

**22 Prince St
ALFREDTON**

3  1  2 

Located in ever popular "old" Alfredton stands this well maintained family home. The home consists of three good sized

Sold by Private Sale \$340,000
Date Sold 11/05/2018
Land 673 SqM