

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

5A Cuthberts Road, Alfredton, VIC 3350

Indicative selling price

\$ 320,000 - \$350,000

Range between

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

Median sale price

Median price
\$ 450,000

House

*Delete house or unit as applicable

Suburb
ALFREDTON

Period
03/01/2018 - 03/07/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



13 ELISE ROAD
WINTER VALLEY

3 2 2

Normal Sale \$365,000
Date Sold 31/03/2018
Land 461 sqm



12 COULTER STREET
WENDOUREE

3 1 1

Normal Sale \$320,000
Date Sold 17/01/2018
Land 587 sqm



16 JORDAN AVENUE
DELACOMBE

4 2 2

Normal Sale \$337,500
Date Sold 20/04/2018
Land 523 sqm