

## 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

11 Cuthberts Road, Alfredton Vic 3350

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000

&amp;

\$550,000

**Median sale price**

Median price \$440,000

House

X

Unit

Suburb or locality

Alfredton

Period - From 01/10/2017

to

30/09/2018

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		
2		
3		

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.

11 Cuthberts Road, Alfredton Vic 3350

**hockingstuart**

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**Indicative Selling Price**

\$500,000 - \$550,000

**Median House Price**

Year ending September 2018: \$440,000



 5  2  2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

Ideally located in old Alfredton, just 1.4 km from Lake Wendouree, 1.0km from Ballarat High School and 900m to wonderful primary schools. An enviable lifestyle to be able to walk to cafes, shops, the golf course and beautiful Victoria Park. The setting is picturesque, situated on approx. 680m2. The established landscaped gardens are a true play and entertaining space with a large double garage, and a high front fence offering privacy. The home has been beautifully renovated with quality and style and is filled with natural light.

## Comparable Properties

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.