

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

180 Cuthberts Road, Alfredton, VIC 3350

Indicative selling price

\$ 495,000 - \$535,000

Range between

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

Median sale price

Median price
\$ 439,444

House

*Delete house or unit as applicable

Suburb
ALFREDTON

Period
06/10/2018 - 04/04/2019

Source
Price Finder

Comparable property sales

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



8 FADDEN COURT
DELACOMBE

4 0 0

Normal Sale \$465,000
Date Sold 04/12/2018
Land 977 sqm



10 COTTESLOE PLACE
ALFREDTON

4 2 4

Normal Sale \$547,500
Date Sold 01/02/2019
Land 1095 sqm



11 CUTHBERTS ROAD
ALFREDTON

4 2 2

Normal Sale \$530,000
Date Sold 13/12/2018
Land 680 sqm