

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 4/120 Cuthberts Road, Alfredton Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$390,000 & \$415,000

Median sale price

Median price \$378,500 Property Type Unit Suburb Alfredton

Period - From 01/10/2020 to 30/09/2021 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 18 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	17 Balanada CI ALFREDTON 3350	\$410,000	03/09/2020
2	71B Gillies St ALFREDTON 3350	\$405,000	21/05/2020
3	4/23 Gillies St ALFREDTON 3350	\$395,000	06/06/2020

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 18 months.~~

This Statement of Information was prepared on: 17/11/2021 13:13



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Rooms: 6
Property Type: Townhouse
(Single)
Land Size: 272 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$390,000 - \$415,000
Median Unit Price
Year ending September 2021: \$378,500

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



17 Balanada CI ALFREDTON 3350 (REI/VG)

[Agent Comments](#)

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Price: \$410,000
Method: Private Sale
Date: 03/09/2020
Property Type: Townhouse (Res)
Land Size: 195.78 sqm approx



71B Gillies St ALFREDTON 3350 (REI/VG)

[Agent Comments](#)

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Price: \$405,000
Method: Private Sale
Date: 21/05/2020
Property Type: Townhouse (Res)
Land Size: 249 sqm approx



4/23 Gillies St ALFREDTON 3350 (REI/VG)

[Agent Comments](#)

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Price: \$395,000
Method: Private Sale
Date: 06/06/2020
Property Type: House
Land Size: 131 sqm approx

Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507