

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 Cuthberts Road, Alfredton Vic 3350

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$513,500

Property Type

House

Suburb

Alfredton

Period - From

01/10/2020

to

31/12/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	7 Cuthberts Rd ALFREDTON 3350	\$425,000	06/10/2020
2	19 Windsor Av ALFREDTON 3350	\$405,000	12/10/2020
3	1 Lauderdale Av ALFREDTON 3350	\$382,000	16/12/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/03/2021 12:36

14 Cuthberts Road, Alfredton Vic 3350

Lisa Eden-Horvat

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Indicative Selling Price

\$425,000

Median House Price

December quarter 2020: \$513,500



 4  1  3

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



7 Cuthberts Rd ALFREDTON 3350 (VG)

Agent Comments

 3  -  -

Price: \$425,000

Method: Sale

Date: 06/10/2020

Property Type: House (Res)

Land Size: 688 sqm approx



19 Windsor Av ALFREDTON 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$405,000

Method: Private Sale

Date: 12/10/2020

Property Type: House (Res)

Land Size: 685 sqm approx



1 Lauderdale Av ALFREDTON 3350 (REI)

Agent Comments

 2  1  1

Price: \$382,000

Method: Private Sale

Date: 16/12/2020

Property Type: Townhouse (Res)

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501