<u>buxton</u>

STATEMENT OF INFORMATION

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

46 Cuzens Road, Alfredton, VIC 3350

Indicative selling price

\$570,000 - \$590,000

Range between

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

Median sale price

Median price \$ 441,000

House

*Delete house or unit as applicable

Suburb ALFREDTON

Period 26/12/2017 - 26/06/2019

Source Price Finder

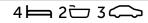
Comparable property sales

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



5 YATES STREET LUCAS

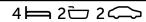
Normal Sale \$555,000 Date Sold 18/01/2019 Land 684 sgm





14 KAROL STREET ALFREDTON

Normal Sale \$570,000 Date Sold 21/12/2018 Land 649 sqm





8 ASHBOURNE COURT ALFREDTON

Normal Sale \$600,000 Date Sold 18/04/2019 Land 910 sqm 2 **=** 2 **=** 2 **=**