

## 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](http://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

4 2 3

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



14 KAROL STREET  
ALFREDTON

4 2 2

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



8 ASHBOURNE COURT  
ALFREDTON

2 2 2

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