

# 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  
Including suburb or  
locality and postcode

Unit 1/75 Cuthberts Road, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$295,000

### Median sale price

Median price

\$392,000

Property Type

Unit

Suburb

Alfredton

Period - From

11/10/2021

to

10/10/2022

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	1/63 Cuthberts Rd ALFREDTON 3350	\$321,000	06/07/2021
2	1/6 Christine Av ALFREDTON 3350	\$293,000	08/07/2021
3	3/75 Gillies St ALFREDTON 3350	\$275,500	29/04/2021

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:

11/10/2022 15:05

Unit 1/75 Cuthberts Road, Alfredton Vic 3350



Trevor Petrie

03 5333 4322

0418 503 767

trevor@trevorpetrie.com.au

**Indicative Selling Price**

\$295,000

**Median Unit Price**

11/10/2021 - 10/10/2022: \$392,000



2 1 1

**Rooms:** 3

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



1/63 Cuthberts Rd ALFREDTON 3350 (VG)

**Agent Comments**

2 - -

**Price:** \$321,000

**Method:** Sale

**Date:** 06/07/2021

**Property Type:** Flat/Unit/Apartment (Res)



1/6 Christine Av ALFREDTON 3350 (VG)

**Agent Comments**

2 - -

**Price:** \$293,000

**Method:** Sale

**Date:** 08/07/2021

**Property Type:** Strata Unit/Flat



3/75 Gillies St ALFREDTON 3350 (REI/VG)

**Agent Comments**

2 1 -

**Price:** \$275,500

**Method:** Private Sale

**Date:** 29/04/2021

**Property Type:** Unit

**Account** - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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