

STATEMENT OF INFORMATION

63 CUZENS ROAD, ALFREDTON, VIC 3350

PREPARED BY ROB MCCLURE, PRDNATIONWIDE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



63 CUZENS ROAD, ALFREDTON, VIC 3350



Indicative Selling Price

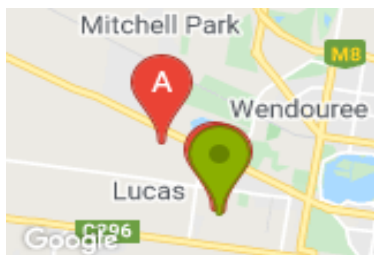
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$349,900

Provided by: Rob McClure, PRDnationwide Ballarat

MEDIAN SALE PRICE



ALFREDTON, VIC, 3350

Suburb Median Sale Price (Other)

01 October 2020 to 30 September 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



30 GRAINGER PDE, LUCAS, VIC 3350



Sale Price

\$355,000

Sale Date: 13/05/2021

Distance from Property: 2.5km



54 MARY DR, ALFREDTON, VIC 3350



Sale Price

\$359,900

Sale Date: 21/07/2021

Distance from Property: 172m



76 SYDNEY WAY, ALFREDTON, VIC 3350



Sale Price

***\$344,900**

Sale Date: 30/09/2021

Distance from Property: 39m



This report has been compiled on 18/10/2021 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

63 CUZENS ROAD, ALFREDTON, VIC 3350

Indicative selling price

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

Single Price:

\$349,900

Median sale price

Median price

Property type

Other

Suburb

ALFREDTON

Period

01 October 2020 to 30 September 2021

Source

pricfinder

Comparable property sales

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

30 GRAINGER PDE, LUCAS, VIC 3350	\$355,000	13/05/2021
54 MARY DR, ALFREDTON, VIC 3350	\$359,900	21/07/2021
76 SYDNEY WAY, ALFREDTON, VIC 3350	*\$344,900	30/09/2021

This Statement of Information was prepared on:

18/10/2021