



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

23 Cuthberts Road,  
ALFREDTON 3350

### Indicative selling price

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

**Range \$300,000 - \$320,000**

### Median sale price

Median **House** for **ALFREDTON** for period **Sep 2018 - Aug 2019**

Sourced from **Corelogic**.

**\$440,000**

### 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 the most comparable to the property for sale.

**21 Cuthberts Road,**  
Alfredton 3350

Price **\$385,000** Sold 09  
March 2019

**13 Cuthberts Road,**  
Alfredton 3350

Price **\$295,000** Sold 08 May  
2019

**7 Cuthberts Road,**  
Alfredton 3350

Price **\$365,000** Sold 13  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



**Kiara Porra**  
PRDnationwide

(03) 5329 4619  
0447 834 892

[kiarap@prdballarat.com.au](mailto:kiarap@prdballarat.com.au)

