

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

33 Cuzens Road, Alfredton Vic 3350

Indicative selling price

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

Range between \$630,000 & \$650,000

Median sale price

Median price \$607,000 Property Type House Suburb Alfredton

Period - From 01/04/2024 to 31/03/2025 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	98 Alfredton Dr ALFREDTON 3350	\$645,000	16/04/2025
2	7 Wexford St ALFREDTON 3350	\$625,000	08/04/2025
3	41 Dorset Dr ALFREDTON 3350	\$680,000	12/03/2025

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:

21/05/2025 12:58



Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



98 Alfredton Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 16/04/2025

Property Type: House

Land Size: 733 sqm approx



7 Wexford St ALFREDTON 3350 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 08/04/2025

Property Type: House

Land Size: 623 sqm approx



41 Dorset Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 12/03/2025

Property Type: House

Land Size: 720 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408