Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered f	or sale
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Address	33 Cuzens Road, Alfredton Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$630,000	&	\$650,000
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Median sale price

Median price	\$607,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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> **Indicative Selling Price** \$630,000 - \$650,000 **Median House Price** Year ending March 2025: \$607,000





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)

Price: \$625,000 Method: Private Sale Date: 08/04/2025 Property Type: House Land Size: 623 sqm approx

Agent Comments









41 Dorset Dr ALFREDTON 3350 (REI/VG)

Price: \$680,000 Method: Private Sale Date: 12/03/2025 Property Type: House Land Size: 720 sqm approx **Agent Comments**

Account - Ballarat Property Agents | P: 03 5324 2408





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