## Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 4/120 Cuthberts Road, Alfredton Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$390,000		&		\$415,000			
Median sale p	rice							
Median price	\$378,500	Pro	operty Type	Unit			Suburb	Alfredton
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	17 Balanada CI ALFREDTON 3350	\$410,000	03/09/2020
2	71B Gillies St ALFREDTON 3350	\$405,000	21/05/2020
3	4/23 Gillies St ALFREDTON 3350	\$395,000	06/06/2020

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:

17/11/2021 13:13









Rooms: 6 Property Type: Townhouse (Single) Land Size: 272 sqm approx Agent Comments Indicative Selling Price \$390,000 - \$415,000 Median Unit Price Year ending September 2021: \$378,500

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

# **Comparable Properties**





Price: \$395,000 Method: Private Sale Date: 06/06/2020 Property Type: House Land Size: 131 sqm approx

### Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507



property data

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