

# 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

4/120 Cuthberts Road, Alfredton Vic 3350

### Indicative selling price

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

Range between

\$390,000

&

\$415,000

### Median sale price

Median price

\$378,500

Property Type

Unit

Suburb

Alfredton

Period - From

01/10/2020

to

30/09/2021

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.

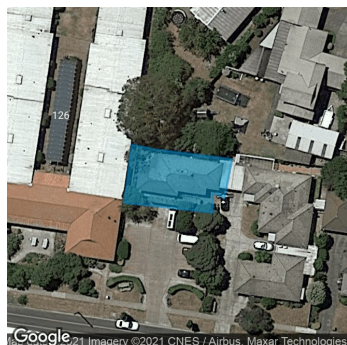
	Address of comparable property	Price	Date of sale
1	17 Balanada CI ALFREDTON 3350	\$410,000	03/09/2020
2	71B Gillies St ALFREDTON 3350	\$405,000	21/05/2020
3	4/23 Gillies St ALFREDTON 3350	\$395,000	06/06/2020

**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



3 1 2

**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



**17 Balanada CI ALFREDTON 3350 (REI/VG)**

[Agent Comments](#)

3 2 2

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 03/09/2020  
**Property Type:** Townhouse (Res)  
**Land Size:** 195.78 sqm approx



**71B Gillies St ALFREDTON 3350 (REI/VG)**

[Agent Comments](#)

3 2 2

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 21/05/2020  
**Property Type:** Townhouse (Res)  
**Land Size:** 249 sqm approx



**4/23 Gillies St ALFREDTON 3350 (REI/VG)**

[Agent Comments](#)

3 2 2

**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