

# 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

3/120 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

\$350,000

&

\$370,000

### Median sale price

Median price

\$375,000

Property Type

Unit

Suburb

Alfredton

Period - From

01/07/2020

to

30/06/2021

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	15 Balanada CI ALFREDTON 3350	\$420,000	12/05/2021
2	1/63 Cuthberts Rd ALFREDTON 3350	\$321,000	06/07/2021
3	1/63 Cuthberts Rd ALFREDTON 3350	\$321,000	06/07/2021

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:

15/09/2021 13:19

3/120 Cuthberts Road, Alfredton Vic 3350



John Morris  
53370035  
0418 543637  
john@doepels.com.au

**Indicative Selling Price**  
\$350,000 - \$370,000

**Median Unit Price**  
Year ending June 2021: \$375,000



2 -

**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

## Comparable Properties

15 Balanada CI ALFREDTON 3350 (VG)

Agent Comments

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**Price:** \$420,000  
**Method:** Sale  
**Date:** 12/05/2021  
**Property Type:** Flat/Unit/Apartment (Res)



1/63 Cuthberts Rd ALFREDTON 3350 (VG)

Agent Comments

2 -

**Price:** \$321,000  
**Method:** Sale  
**Date:** 06/07/2021  
**Property Type:** Flat/Unit/Apartment (Res)



1/63 Cuthberts Rd ALFREDTON 3350 (VG)

Agent Comments

2 -

**Price:** \$321,000  
**Method:** Sale  
**Date:** 06/07/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**Account** - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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