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 22 Cuzens Road, Alfredton Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$925,000		&		\$965,000			
Median sale p	rice							
Median price	\$640,000	Pro	operty Type	Hou	ise		Suburb	Alfredton
Period - From	01/07/2022	to	30/06/2023		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	21 Regal Dr ALFREDTON 3350	\$955,000	08/08/2023
2	1752 Sturt St ALFREDTON 3350	\$945,000	13/07/2023
3	14 Arch Dr ALFREDTON 3350	\$945,000	08/06/2023

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:

05/09/2023 08:13









Property Type: Divorce/Estate/Family Transfers Land Size: 893 sqm approx Agent Comments

Indicative Selling Price \$925,000 - \$965,000 Median House Price Year ending June 2023: \$640,000

Comparable Properties



21 Regal Dr ALFREDTON 3350 (REI) 2 2



Price: \$955,000 Method: Private Sale Date: 08/08/2023 Property Type: House Land Size: 458 sqm approx Agent Comments

Agent Comments



1752 Sturt St ALFREDTON 3350 (REI)



Price: \$945,000 Method: Private Sale Date: 13/07/2023 Property Type: House (Res) Land Size: 479 sqm approx

14 Arch Dr ALFREDTON 3350 (REI)



Agent Comments



Price: \$945.000 Method: Private Sale Date: 08/06/2023 Property Type: House Land Size: 689 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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