

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

22 Cuzens Road, Alfredton Vic 3350

Indicative selling price

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

Range between \$925,000 & \$965,000

Median sale price

Median price \$640,000 Property Type House Suburb Alfredton

Period - From 01/07/2022 to 30/06/2023 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	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



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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)

Agent Comments

 4  2  2

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



1752 Sturt St ALFREDTON 3350 (REI)

Agent Comments

 4  2  2

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

 4  2  3

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