



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9 Cuthberts Road, ALFREDTON 3350

## Indicative selling price

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

**Range \$310,000 - \$320,000**

## Median sale price

Median **House** for **ALFREDTON** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$442,250**

## Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**7 Lawrence Street,**  
Alfredton 3350

Price **\$355,000** Sold 01 May  
2019

**5 Cuthberts Road,**  
Alfredton 3350

Price **\$300,000** Sold 20 May  
2018

**3 Prince Street,**  
Alfredton 3350

Price **\$341,000** Sold 07  
November 2018

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



1 baths



1 parking

## PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

## Contact agents



**Don Hanlon**  
PRDnationwide

(03) 5329 4633  
0429 199 158  
[donh@prdballarat.com.au](mailto:donh@prdballarat.com.au)



**Kiara Porra**  
PRDnationwide

(03) 5329 4619  
0447834 892  
[kiarap@prdballarat.com.au](mailto:kiarap@prdballarat.com.au)

