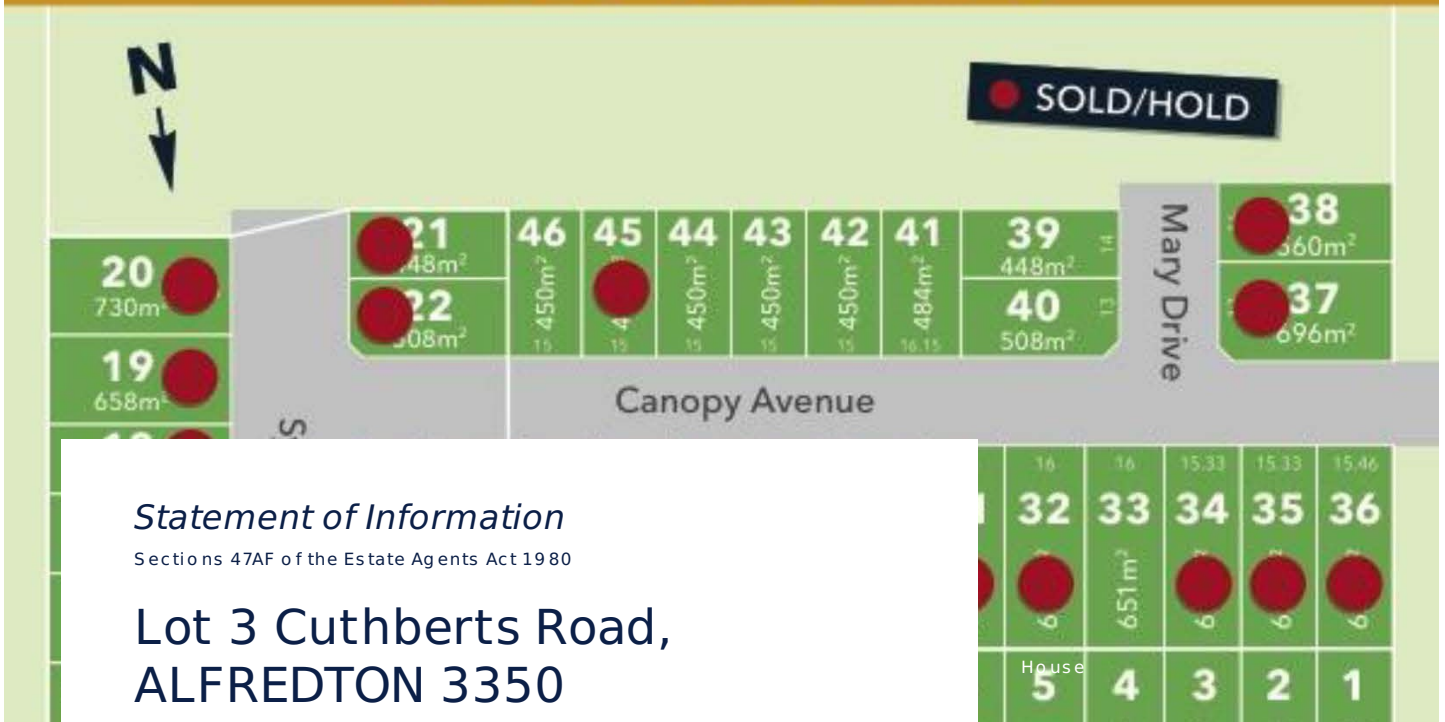


# Stage One Now Selling



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

## Lot 3 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)

**Single price \$157,800**

### Median sale price

Median **House** for **ALFREDTON** for period **Sep 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$135,000**

### Comparable property sales

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

<b>12 Pengelly Road,</b> Lucas 3350	Price <b>\$159,000</b> Sold 24 May 2017
<b>2 Yates Street,</b> Lucas 3350	Price <b>\$148,000</b> Sold 27 April 2016
<b>11 Wade Place,</b> Lucas 3350	Price <b>\$169,000</b> Sold 29 February 2016

### 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.

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



**Robert McClure**  
PRDnationwide

(03) 5331 1111  
0418 508 808  
robm@prdballarat.com.au



**Catharina Hartzheim**  
PRDnationwide

(03) 5329 4609  
0429 880 290  
catharinah@prdballarat.com.au

