

# 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

14 Lemon Street, Alfredton Vic 3350

### Indicative selling price

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

Single price \$220,000

### Median sale price

Median price \$280,750

Property Type Vacant land

Suburb Alfredton

Period - From 30/10/2023

to 29/10/2024

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	23 Vetrano Av ALFREDTON 3350	\$250,000	16/08/2024
2	31 Cormorant Grng WINTER VALLEY 3358	\$255,000	13/06/2024
3	87 Berrigan Dr BONSHAW 3352	\$226,000	22/04/2024

**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:

30/10/2024 09:51



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$220,000  
**Median Land Price**  
30/10/2023 - 29/10/2024: \$280,750

## Comparable Properties

**23 Vetrano Av ALFREDTON 3350 (VG)**

Agent Comments



**Price:** \$250,000  
**Method:** Sale  
**Date:** 16/08/2024  
**Property Type:** Land  
**Land Size:** 417 sqm approx



**31 Cormorant Grng WINTER VALLEY 3358 (REI/VG)**

Agent Comments



**Price:** \$255,000  
**Method:** Private Sale  
**Date:** 13/06/2024  
**Property Type:** Land  
**Land Size:** 400 sqm approx

**87 Berrigan Dr BONSHAW 3352 (VG)**

Agent Comments



**Price:** \$226,000  
**Method:** Sale  
**Date:** 22/04/2024  
**Property Type:** Land  
**Land Size:** 400 sqm approx

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