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

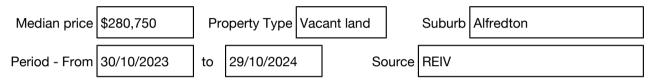
14 Lemon Street, Alfredton Vic 3350

Indicative selling price

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

Single price \$220,000

Median sale price



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	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



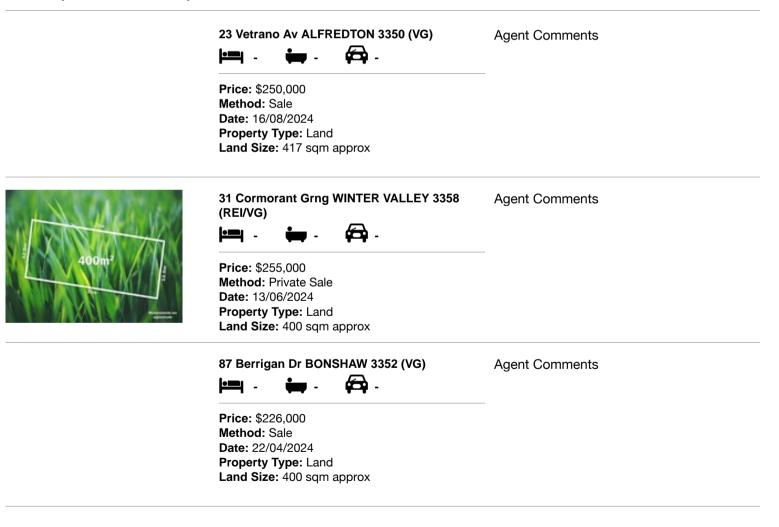






Property Type: Agent Comments Indicative Selling Price \$220,000 Median Land Price 30/10/2023 - 29/10/2024: \$280,750

Comparable Properties



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



propertydata

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