

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

lot 24 Lemon Street, Alfredton Vic 3350

Indicative selling price

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

Single price

\$259,000

Median sale price

Median price

\$233,000

Property Type

Vacant land

Suburb

Alfredton

Period - From

14/10/2020

to

13/10/2021

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 eighteen 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	63 Grainger Pde LUCAS 3350	\$259,500	26/03/2021
2	3 Tralee Rd ALFREDTON 3350	\$250,000	17/08/2021
3			

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 eighteen months.~~

This Statement of Information was prepared on:

14/10/2021 13:20



Property Type:
Agent Comments

Indicative Selling Price
\$259,000
Median Land Price
14/10/2020 - 13/10/2021: \$233,000

Comparable Properties

63 Grainger Pde LUCAS 3350 (VG)

Agent Comments



Price: \$259,500
Method: Sale
Date: 26/03/2021
Property Type: Land
Land Size: 399 sqm approx

3 Tralee Rd ALFREDTON 3350 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 17/08/2021
Property Type: Land
Land Size: 330 sqm approx

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 eighteen months.