

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 17 218 Ballarat-Carngham Road, Alfredton Vic 3350

Indicative selling price

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

Single price \$190,000

Median sale price

Median price \$195,000

Property Type Vacant land

Suburb Alfredton

Period - From 22/10/2019

to 21/10/2020

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	44 Lugano Av ALFREDTON 3350	\$195,000	28/07/2020
2	88 Lugano Av ALFREDTON 3350	\$195,000	29/06/2020
3	50 Lugano Av ALFREDTON 3350	\$195,000	02/07/2020

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:

22/10/2020 13:53

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Indicative Selling Price

\$190,000

Median Land Price

22/10/2019 - 21/10/2020: \$195,000



Property Type:

Agent Comments

Comparable Properties



44 Lugano Av ALFREDTON 3350 (VG)

Agent Comments



Price: \$195,000

Method: Sale

Date: 28/07/2020

Property Type: Land

Land Size: 449 sqm approx

88 Lugano Av ALFREDTON 3350 (VG)

Agent Comments



Price: \$195,000

Method: Sale

Date: 29/06/2020

Property Type: Land

Land Size: 449 sqm approx

50 Lugano Av ALFREDTON 3350 (VG)

Agent Comments



Price: \$195,000

Method: Sale

Date: 02/07/2020

Property Type: Land

Land Size: 448 sqm approx