

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 26 218 Ballarat-Carngham Road, Alfredton Vic 3350

Indicative selling price

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

Single price \$175,000

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 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	14 Lugano Av ALFREDTON 3350	\$170,000	09/05/2020
2			
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:

22/10/2020 13:56



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Property Type:
Agent Comments

Indicative Selling Price
\$175,000
Median Land Price
22/10/2019 - 21/10/2020: \$195,000

Comparable Properties

14 Lugano Av ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$170,000
Method: Private Sale
Date: 09/05/2020
Property Type: Land (Res)
Land Size: 400 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.

