

# 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

22 Lemon Street, Alfredton Vic 3350

### Indicative selling price

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

Single price

\$330,000

### Median sale price

Median price

\$299,500

Property Type

Vacant land

Suburb

Alfredton

Period - From

11/12/2022

to

10/12/2023

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	20 Zeal Rd WINTER VALLEY 3358	\$327,000	21/08/2022
2	36 Alto Grng WINTER VALLEY 3358	\$327,000	14/06/2022
3	12 Volt St WINTER VALLEY 3358	\$320,000	03/08/2022

**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:

11/12/2023 10:31

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**Indicative Selling Price**  
\$330,000

**Median Land Price**

11/12/2022 - 10/12/2023: \$299,500



**Property Type:**

Agent Comments

## Comparable Properties

**20 Zeal Rd WINTER VALLEY 3358 (VG)**

Agent Comments



**Price:** \$327,000

**Method:** Sale

**Date:** 21/08/2022

**Property Type:** Land

**Land Size:** 434 sqm approx

**36 Alto Grng WINTER VALLEY 3358 (VG)**

Agent Comments



**Price:** \$327,000

**Method:** Sale

**Date:** 14/06/2022

**Property Type:** Land

**Land Size:** 447 sqm approx

**12 Volt St WINTER VALLEY 3358 (VG)**

Agent Comments



**Price:** \$320,000

**Method:** Sale

**Date:** 03/08/2022

**Property Type:** Land

**Land Size:** 434 sqm approx

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