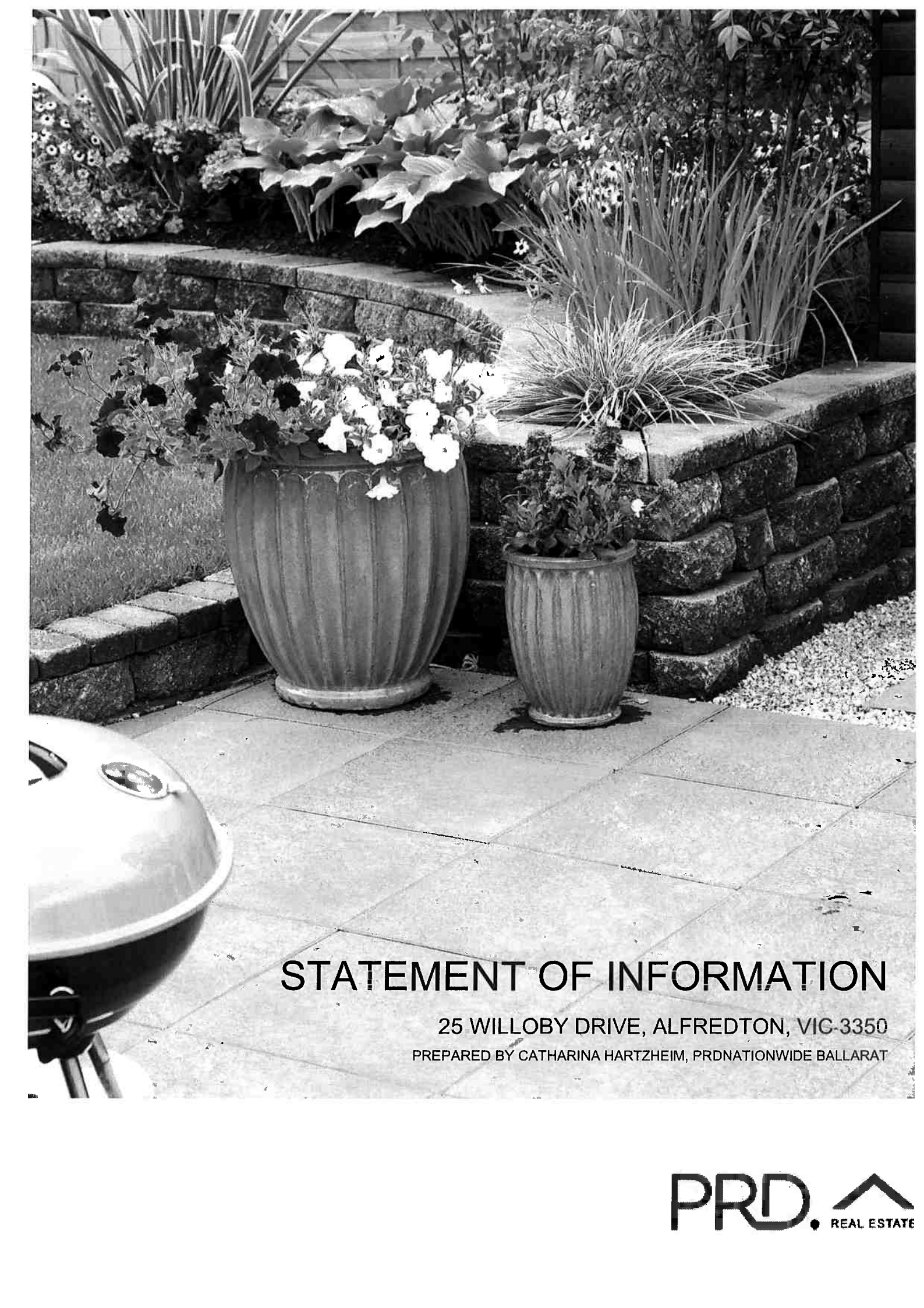


A black and white photograph of a garden. In the foreground, there is a paved area with large, square tiles. Two large, ribbed, urn-shaped planters sit on the pavement. The planter on the left is filled with a mix of white and dark flowers. The planter on the right is filled with dark foliage. Behind the planters is a low, multi-tiered stone wall. Behind the wall, there are various plants, including tall grasses and leafy plants. In the bottom left corner, a portion of a round, metallic object, possibly a grill, is visible.

STATEMENT OF INFORMATION

25 WILLOBY DRIVE, ALFREDTON, VIC-3350
PREPARED BY CATHARINA HARTZHEIM, PRDNATIONWIDE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 WILLOBY DRIVE, ALFREDTON, VIC

 3  2  2

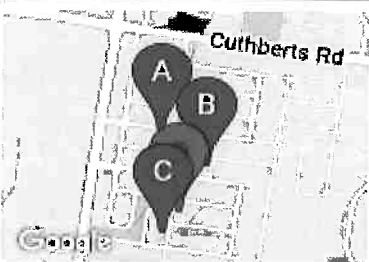
Indicative Selling Price

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

Price Range: \$419,900 to \$429,900

Provided by: Catharina Hartzheim, PRDnationwide Ballarat

MEDIAN SALE PRICE



ALFREDTON, VIC, 3350

Suburb Median Sale Price (Vacant Land)

\$205,000

01 April 2020 to 31 March 2021

Provided by: 

COMPARABLE PROPERTIES

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.



2 AMANA DR, ALFREDTON, VIC 3350

 3  2  2

Sale Price

***\$430,000**

Sale Date: 08/06/2021

Distance from Property: 292m



25 SUNLINE AVE, ALFREDTON, VIC 3350

 3  2  2

Sale Price

***\$430,000**

Sale Date: 01/04/2021

Distance from Property: 187m



34 WILLOBY DR, ALFREDTON, VIC 3350

 3  2  2

Sale Price

\$508,000

Sale Date: 17/12/2020

Distance from Property: 89m



This report has been compiled on 18/06/2021 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

25 WILLOBY DRIVE, ALFREDTON, VIC 3350

Indicative selling price

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

Price Range: \$419,900 to \$429,900

Median sale price

Median price

\$205,000

Property type

Vacant Land

Suburb

ALFREDTON

Period

01 April 2020 to 31 March 2021

Source



Comparable property sales

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

2 AMANA DR, ALFREDTON, VIC 3350	*\$430,000	08/06/2021
25 SUNLINE AVE, ALFREDTON, VIC 3350	*\$430,000	01/04/2021
34 WILLOBY DR, ALFREDTON, VIC 3350	\$508,000	17/12/2020

This Statement of Information was prepared on: 18/06/2021