

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

187 Dyson Drive, Alfredton Vic 3350

Indicative selling price

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

Single price

\$185,000

Median sale price

Median price

\$162,000

Vacant land

X

Suburb

Alfredton

Period - From

11/09/2018

to

10/09/2019

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	14 Offaly St ALFREDTON 3350	\$190,000	30/05/2019
2	10 Offaly St ALFREDTON 3350	\$185,000	18/04/2019
3	17 Offaly St ALFREDTON 3350	\$180,000	10/05/2019

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:

16/09/2019

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Indicative Selling Price

\$185,000

Median Land Price

11/09/2018 - 10/09/2019: \$162,000

**Property Type:** Land**Land Size:** 601 sqm approx

Agent Comments

Located across the road from current farming land and only moments from the area's new Lucas Town Centre and Ballarat's CBD is this titled and partially fenced allotment that is ready to build on. 601m2 (approx.) in size with a 17.17 (approx.) meter frontage this block provides a flexible building envelope that will suit an array of builder's plans. Superbly positioned to connect seamlessly with Ring Road, train stations, or the Lucas shopping complex, while parks, schools and recreation facilities are all within a couple of minutes.

Comparable Properties

14 Offaly St ALFREDTON 3350 (VG)

Agent Comments

**Price:** \$190,000**Method:** Sale**Date:** 30/05/2019**Property Type:** Land**Land Size:** 640 sqm approx**10 Offaly St ALFREDTON 3350 (VG)**

Agent Comments

**Price:** \$185,000**Method:** Sale**Date:** 18/04/2019**Property Type:** Land**Land Size:** 640 sqm approx**17 Offaly St ALFREDTON 3350 (VG)**

Agent Comments

**Price:** \$180,000**Method:** Sale**Date:** 10/05/2019**Property Type:** Land**Land Size:** 600 sqm approx